

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Monday, December 9, 2024, at 9:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft
District Manager
November 22, 2024 24-02137P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for The Preserve at South Branch Community Development District ("District") will hold an audit review committee meeting on December 3, 2024 at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At the meeting, the Audit Review Committee will review, discuss and 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.

Barry Jeskevic
District Manager
November 22, 2024 24-02135P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Monday, December 9, 2024, at 9:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft
District Manager
November 22, 2024 24-02136P

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Luisha G Hauburger will engage in business under the fictitious name LH HANDYMAN SERVICES, with a physical address 6821 TWILITE DR Port Richey, FL 34668, with a mailing address 6821 TWILITE DR Port Richey, FL 34668, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 22, 2024 24-02143P

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that David Anthony Kieffer / BROKEN HEARTS CLUB LLC will engage in business under the fictitious name OLLIBOLLI, with a physical address 36741 Missouri Avenue Dade City, FL 33523, with a mailing address 36741 Missouri Avenue Dade City, FL 33523, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 22, 2024 24-02138P

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 Element Health Services located at PO Box 97 in the City of Elfers, Pasco County, FL 34680 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of November, 2024.
Shiya H Friedman
November 22, 2024 24-02142P

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 Vital Shift Advisors located at 8144 Carlton Ridge drive in the City of LAND O LAKES, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2024.
Xavier Vital
November 22, 2024 24-02141P

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 906539 from DIN/ Cal 4, Inc., 3411 Richmond Avenue, 5th Floor, Houston, TX 77046. Application received: 11/15/2024. Proposed activity: Residential. Project name: Bexley North Lot H Apartments. Project size: 29.47 acres Location: Section(s) 16, Township 26 South, Range 18 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. 43013740.043.

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 22, 2024 24-02131P

FIRST INSERTION

EPPELSON RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Epperson Ranch Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County and is approximately 394 acres in area and had an annual operating budget (not including debt service) of approximately \$1,387,185 for the Fiscal Year 2024. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

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

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

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

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Kyle Darin, Auditing Services - Epperson Ranch Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services - Epperson Ranch Community Development District"; and one (1) electronic copy to Kyle Darin at kdarin@vestapropertyservices.com with e-mail copies to Whitney Sousa@WSousa@srvlegal.com and Chris Dimaculangan@cdimaculangan@vestapropertyservices.com. Proposals must be received by noon on Friday, December 6, 2024 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.
Epperson Ranch Community Development District
Kyle Darin, District Manager
November 22, 2024 24-02132P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 97.50 acres known as New Port Corners Phase 2.

The project is located in Pasco County, Section(s) 2, 11, Township 26 South, Range 16 East. The permit applicant is Lennar Homes, LLC whose address is 4309 W Boy Scout Blvd, Ste. 600, Tampa, FL 33607. The Permit No. is 43044703.003.

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

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
November 22, 2024 24-02145P

FIRST INSERTION

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE HOPE INNOVATION DISTRICT

The Board of Supervisors ("Board") of the Hope Innovation District will hold its organizational meeting on December 3, 2024 at 1:00 p.m. at Seros Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Orlando, Suite 270, Florida 32817.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Lynne Mullins
District Manager
November 22, 2024 24-02133P

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 Lakeshore Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District shall be held at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. The meeting dates are as follows:

- December 10, 2024- 5:30 p.m. - Walk about the Dog Park and Courts
- January 14, 2025- 5:30 p.m. - Walk about the Dock, Playground and Amphitheater
- February 11, 2025- 5:30 p.m. - Walk about the Clubhouse
- March 11, 2025
- April 8, 2025
- May 13, 2025
- June 4, 2025
- July 8, 2025
- August 12, 2025
- September 9, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (407) 221-9153, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (407) 221-9153. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Breeze, District Management
November 22, 2024 24-02146P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of D and J engraving, located at 29129 Johnston Rd. Site 20-23, in the City of Dade Cty, County of Pasco, State of FL, 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of November, 2024.
John Wayne Hannah
29129 Johnston Rd. Site 20-23
Dade Cty, FL 33523
November 22, 2024 24-02144P

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 Best Treatment Network located at 8104 Old County Rd 54 in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of November, 2024.
BTN Ghafoor LLC
November 22, 2024 24-02140P

FIRST INSERTION

NOTICE OF BOARD MEETING MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway Lutz, FL 33558 on December 10, 2024 at 9:00 a.m. or immediately following the adjournment of the Connerton East CDD meeting.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.mitchellranchcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time,

and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Debbly Wallace
District Manager
November 22, 2024 24-02162P

Q&A What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors ("Board") of the Pasadena Ridge Community Development District ("District") will hold public hearings on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Pasco County, Florida. The lands to be improved are generally located in Sections 19, 20, 21, 29 and 30, Township 25 South, Range 20 East, and are geographically depicted below and in the Master Engineer's Report, dated November 4, 2024 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (877) 276-0889 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to clearing and earthwork, stormwater management system, water and sewer systems, offsite roadway improvements, public local roadways, environmental/wetland mitigation, soft costs, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$198,308,000.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Amended and Restated Master Special Assessment Methodology Report, dated November 4, 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

Assessment Apportionment

Table with 6 columns: Product Type, Total Number of Units, Total Cost Allocation, Total Bond Assessment Apportionment, Bond Assessment Apportionment per Unit, Annual Debt Service Payment per Unit. Rows include Townhomes, Single Family 32', Single Family 40', Single Family 50', Single Family 60', Single Family 70', and a Total row.

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTIONS 2024-27, 2024-28, AND 2025-02 IN THEIR ENTIRETY; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, WHEREAS, the Board of Supervisors (the "Board") of the Pasadena Ridge Community Development District (the "District") has previously adopted Resolutions 2024-27, 2024-28, and 2025-02 on September 9, 2024 and October 24, 2024, respectively, regarding the imposition of special assessment and setting a public hearing thereon; and

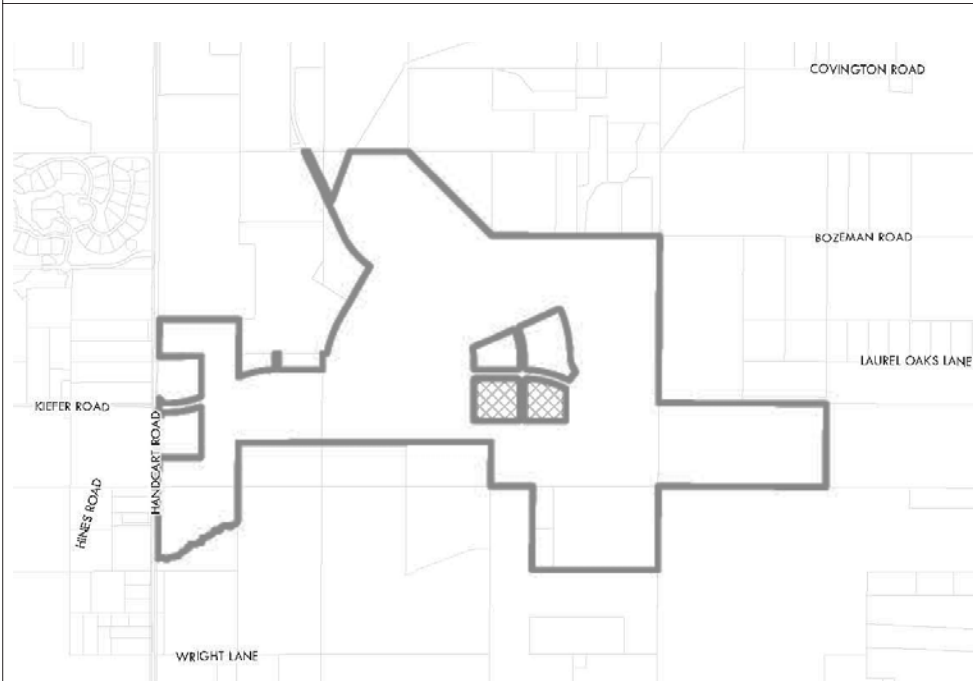
WHEREAS, due to a mathematical error in the Engineer's report, the Board now desires to rescind in their entirety; and WHEREAS, accordingly, the Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the improvements described in the Revised Master Engineer's Report, dated November 4, 2024, attached hereto as Exhibit A (the "Improvements") and incorporated herein by reference; and WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended and Restated Master Special Assessment Methodology Report, dated November 4, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:

- 1. Upon the adoption of this Resolution, the Initial Assessment Resolutions shall automatically be repealed, rescinded, void and deemed to be of no force and effect.
2. The Assessments shall be levied to defray the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
4. The total estimated cost of the Improvements is \$198,308,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$275,680,000, which amounts includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost therefore, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of November, 2024.
Attest: /s/ Kristen Suit Secretary/Assistant Secretary
/s/ Grant Stiepling Chair /Vice Chair, Board of Supervisors

Exhibit A: Revised Master Engineer's Report, dated November 4, 2024
Exhibit B: Amended and Restated Master Special Assessment Methodology Report, dated November 4, 2024



November 22, 29, 2024 24-02134P

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FICTITIOUS NAME NOTICE
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that David Anthony Kieffer / BROKEN HEARTS CLUB LLC will engage in business under the fictitious name OLLI BOLLI, with a physical address 36741 Missouri Avenue Dade City, FL 33523, with a mailing address 36741 Missouri Avenue Dade City, FL 33523, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 22, 2024 24-02139P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
Business Observer

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024CP001573CPAXES
IN RE: Estate of HAROLD PECK FLEMING, a/k/a HAROLD P. FLEMING, a/k/a HAROLD FLEMING, Deceased.
The administration of the estate of HAROLD PECK FLEMING, a/k/a HAROLD P. FLEMING, a/k/a HAROLD FLEMING, deceased, whose date of death was MAY 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 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

FIRST INSERTION
THE FIRST PUBLICATION OF THIS NOTICE.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 22, 2024.
Personal Representative: SARAH E. GIBSON
27579 Queentree Road
Mechanicsville, MD 20659
Attorney for Personal Representative: R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address: seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
November 22, 29, 2024 24-02128P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001739CPSXWS
IN RE: ESTATE OF CAROL ANN LENTZ
Decedent.
The administration of the estate of Carol Ann Lentz, deceased, whose date of death was October 7, 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, 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. 732.221, 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 the first publication of this notice is November 22, 2024.
Personal Representative: /s/ Kevin P. Gilligan
Kevin P. Gilligan
8776 Blue Myrtle Way
Land O Lakes, Florida 34637
Attorney for Personal Representative: /s/ Jeffrey P. Coleman
Jeffrey P. Coleman
Attorney
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail: joanne@colemanlaw.com
November 22, 29, 2024 24-02122P

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF BOARD MEETING
CONNERTON EAST COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of Connerton East Community Development District will hold their regular meeting on December 10, 2024 at 9:00 a.m. at the Hilton Garden Residence Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway Lutz, FL 33558.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.connertoneastcdd.org>, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Debbly Wallace
District Manager
November 22, 2024 24-02160P

FIRST INSERTION

**NOTICE OF BOARD MEETING
COPPERSPRING COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors of the Copper Spring Community Development District will hold their regular monthly meeting on December 10, 2024 at 10:00 a.m. at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-994-1001. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Sean Craft
District Manager
November 22, 2024 24-02161P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: DECEMBER 30, 2024 CALIBER COLLISION CENTER 27358 CENTERLINE DR 2022 LEXS JTJHZMDA7N2058523 \$1,896.50
November 22, 2024 24-02147P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2024CP00428CPAXWS
Division Probate
IN RE: ESTATE OF
JUDITH M. DENICOLA
Decedent.**

The administration of the estate of Judith M. DeNicola, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 22, 2024.

Personal Representative:
Susan Thomas
100 Harrogate Ct
Longwood, Florida 32779
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727)868-2306;
Fax:(727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
November 22, 29, 2024 24-02120P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2024-CP-001692-CPAXWS
Division Probate
IN RE: ESTATE OF
PETER J. MALISON
Decedent.**

The administration of the estate of Peter J. Malison, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 22, 2024.

Personal Representative:
Daniel Trevis
18 James St.
Dryden, New York 13053
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727)868-2306;
Fax:(727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
November 22, 29, 2024 24-02119P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2024-CP-001660-CPAXWS
Division Probate
IN RE: ESTATE OF
CARMEN E. CARROLL
Decedent.**

The administration of the estate of Carmen E. Carroll, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 22, 2024.

Personal Representative:
Eugene Beil
12300 US Hwy 19
Hudson, Florida 34667
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727)868-2306;
Fax:(727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
November 22, 29, 2024 24-02121P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001511
IN RE: ESTATE OF
PATRICK E. SHEA,
Deceased.**

The administration of the estate of Patrick E. Shea, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Ste. 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.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative:
Daniel T. Shea
335 Bridge St. NW, Apt 2403
Grand Rapids, Michigan 49504-5393
Attorney for Personal Representative:
Jenny C. Hazel, Esquire
Attorney
Florida Bar Number: 0163562
MCCORRY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccorrylaw.com
Secondary E-Mail:
debbie@mccorrylaw.com
November 22, 29, 2024 24-02129P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24CP1609CPAXWS
IN RE: ESTATE OF
GLEN E. LUKES
Decedent.**

The administration of the estate of Glen E. Lukes, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative:
David Glen Lukes
5551 Lucket Rd., C-20
Fort Myers, Florida 33905
Attorney for Personal Representative:
Braxton L. Bowen, Jr.
Attorney
Florida Bar Number: 0114196
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1161
Fax: (239) 294-3731
E-Mail: braxton.bowen@henlaw.com
Secondary E-Mail:
becky.defrancesco@henlaw.com
November 22, 29, 2024 24-02124P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP001785CPAXWS
IN RE: ESTATE OF
GARY SWEN ANDERSON,
AKA GARY S. ANDERSON
Deceased.**

The administration of the estate of GARY SWEN ANDERSON, AKA GARY S. ANDERSON, deceased, whose date of death was August 11, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative:
JUDITH A. ANDERSON
5956 Seaside Drive
New Port Richey, Florida 34652
Attorney for Personal Representative:
PETER A. RIVELLINI
Florida Bar Number: 0067156
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd, Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: peter@jppfirm.com
Secondary E-Mail:
ssigner@jppfirm.com
November 22, 29, 2024 24-02125P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1816
IN RE: ESTATE OF
LILY MARINA,
Deceased.**

The administration of the estate of LILY MARINA, deceased, whose date of death was September 27, 2024; File Number 2024-CP-1816, 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 representatives' attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under s. 732.2211.

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

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

The date of first publication of this notice is: November 22, 2024.

Signed on this 4th day of November, 11/20/2024.

BETTY J. MELUCCI
Personal Representative
11425 Fox Run
Port Richey, FL 34668
JOSEPH MARINA
Personal Representative
10004 Doe Court
New Port Richey, FL 34654
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
November 22, 29, 2024 24-02154P

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SOUTH
Business Observer
LV20878_V5



Who benefits from legal notices?

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024CP001669CPAXWS
Division: Probate
IN RE: ESTATE OF
LARRY BEAUCHAMP
Deceased.

The administration of the estate LARRY BEAUCHAMP, deceased, whose date of death was April 13, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 22, 2024.

Personal Representative:**CLAUDIA BEAUCHAMP**233 Pin Ct., Unit A
Augusta, GA 30907Attorney for Personal Representative:
THOMAS R. WALSER, Esq.

Email Address:

trwalsr@floridaprobatefirm.com

Florida Bar No. 116596

Florida Probate Law Firm, PLLC

6751 N. Federal Highway, Ste 101,

Boca Raton, Florida 33487

Telephone: (561) 210-5500

November 22, 29, 2024 24-02123P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-001884-WS
In Re The Estate Of:
TAPAS BISWAS.
Deceased.

The administration of the estate of TAPAS BISWAS, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is November 22, 2024.

AFSOON RAHMANI - PR

LAW OFFICES OF STEVEN K.

JONAS, P.A.

Attorney for Personal Representative

4914 State Road 54

New Port Richey, Florida 34652

(727) 846-6945; Fax (727) 846-6953

email:

sjonas@gulfcoastlegalcenters.com

jnew@gulfcoastlegalcenters.com

STEVEN K. JONAS, Esq.

FBN: 0342180

November 22, 29, 2024 24-02157P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001761
IN RE: ESTATE OF
PAUL EDWARD MASAITIS,
Deceased.

The administration of the estate of Paul Edward Masaitis, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 22, 2024.

Personal Representative:**Linda West**

22811 Southshore Dr.

Land O'Lakes, Florida 34639

Attorney for Personal Representative:

Linda S. Faingold, Esquire

Florida Bar Number: 011542

5334 Van Dyke Road

Lutz, Florida 33558

Telephone: (813) 963-7705

Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com

November 22, 29, 2024 24-02159P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001487
IN RE: ESTATE OF
WILLIAM E. NITCH,
Deceased.

The administration of the estate of WILLIAM E. NITCH, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is 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 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. 732.221, Florida Statutes.

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 22, 2024.

Personal Representative:**KATHLEEN DUGANNE**

238 N. Cadillac Drive

Boardman, OH 44512

Attorney for Personal Representative:

KEVIN PILLION ESQ.

Florida Bar No. 70288

Life Planning Law Firm

1671 Mound Street

Sarasota, FL 34236

Telephone: (941) 914-6000

Email: kevin@lifelawfirm.com

Alt. Email: service@lifelawfirm.com

November 22, 29, 2024 24-02127P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY
PROBATE DIVISION
File No. 2024-CP-1303
IN RE: ESTATE OF
EFTHIMIOS TSOULOS
Deceased.

The administration of the estate of EFTHIMIOS TSOULOS, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Court St., New Port Richey, FL. 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 22, 2024.

Mary L. Andersen

7345 Cedar Point Dr.

New Port Richey, FL 34653

Attorney for Personal Representative:

/s/ N. Michael Kouskoutis

N. MICHAEL KOUSKOUTIS, ESQ.

Florida Bar Number: 883591

623 E. Tarpon Ave, Ste. A

Tarpon Springs, FL 34689

Telephone: (727) 942-3631

Fax: (727) 934-5453

E-Mail: nmk@nmklaw.com

Secondary E-Mail:

transcribe123@gmail.com

November 22, 29, 2024 24-02126P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1782
IN RE: ESTATE OF
JOHN ROBERT HARRIS,
Deceased.

The administration of the estate of JOHN ROBERT HARRIS, deceased, whose date of death was September 12, 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 22, 2024.

Signed on this 22nd day of October, 11/20/2024.

KARLA LINDEEN**Personal Representative**

30190 US Highway 19 N #1015

Trinity, FL 34655

Rebecca C. Bell

Attorney for Personal Representative

Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A.

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Email: rebecca@delzercoulter.com

November 22, 29, 2024 24-02155P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-001484
IN RE: ESTATE OF
CHRIS DWAYNE MOODY,
Deceased.

The administration of the Estate of CHRIS DWAYNE MOODY, deceased, whose date of death was 1/2/2024, Case Number 2024-CP-001484, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 22, 2024.

Personal Representative:**CAROLYN ZIMMERMAN,**

425 Bay Shore Drive, Unit 11,

Panama City Beach, FL 32407

Attorney for Personal Representative:

ELIZABETH G. DEVOLDER, ESQ.

Florida Bar Number: 12466

Counsel for Personal Representative

Law Office of Elizabeth Devolder,

PLLC.

5383 Primrose Lake Circle, Suite C

Tampa, FL 33647

(813) 319-4550 (Tel)

(813) 319-4550 (fax)

rachael@elizabethdevolder.com

casemanager@elizabethdevolder.com

November 22, 29, 2024 24-02148P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001672
Division WS
IN RE: ESTATE OF
FRANK F. COPPOLA,
Deceased.

The administration of the estate of Frank F. Coppola, deceased, whose date of death was August 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.

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 22, 2024.

Personal Representative:**Amy Coppola**

1006 Almondwood Drive

Trinity, Florida 34655

Attorney for Personal Representative:

ROBERT J. KELLY, ESQ.

Florida Bar Number: 238414

Kelly & Kelly, LLP

605 Palm Blvd

Dunedin, FL 34698

Telephone: (727) 733-0468

Fax: (727) 733-0469

E-Mail:

mpowell@kellyandkellyllp.com

Secondary E-Mail:

rob@kellyandkellyllp.com

November 22, 29, 2024 24-02149P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP001726CPAXWS
Division I
IN RE: ESTATE OF
JANET K. WILSON AKA
JANET KAY WILSON
Deceased.

The administration of the estate of JANET K. WILSON aka JANET KAY WILSON, deceased, whose date of death was September 20, 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 22, 2024.

Personal Representative:**KAREN J. LINDEMAN**

8522 Longboat Lane

Hudson, Florida 34667

Attorney for Personal Representative:

JENNY SCAVINO SIEG, ESQ.

Attorney Florida Bar Number:

--- ACTIONS / SALES ---

FIRST INSERTION

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

2024CC002088CCAXES
HILLHURST CROSSING
HOMEOWNERS ASSOCIATION,
INC.

Plaintiff, vs.
REGINALD GOOSBY, UNKNOWN
TENANT #1 AND UNKNOWN
TENANT #2

Defendants.
TO: REGINALD GOOSBY
YOU ARE HEREBY NOTIFIED that
an action to foreclose a homeowners
assessments lien recorded on November
2, 2023, in Official Records Instru-
ment#: 2023193896, in the Public Re-
cords of Hillsborough County, on the
following property located in Hillsbor-
ough County, Florida..

ADDRESS: 29129 Bay Hollow
ADDRESS: 30324 Elderwood
Drive, Wesley Chapel, Florida
33543
LEGAL:
Lot 3, Block 13, Meadow Pointe
III Parcel "U-U", according to the
map or plat thereof, recorded in
Plat Book 59, Page(s) 144 through
153, of the Public Records of Pasco
County, Florida.

A Foreclosure Complaint has been
filed against you and you are required
to serve a copy of your written defen-
ses, if any, to it on Plaintiff's attorney,
BRENTON J. ROSS, Esquire, 5550
W. Executive Drive, Suite 250, Tampa,

Florida 33609 on or before DECEM-
BER 23RD, 2024, and file the original
with the Clerk of this Court either be-
fore service upon the attorney, or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition:

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

DATED this November 18, 2024.
Nikki Alvarez-Sowles
Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk
& Comptroller
Deputy Clerk: Haley Joyner
Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
November 22, 29, 2024 24-02152P

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDA
CASE NO: 24-CC-5815

HUNT RIDGE AT TALL PINES,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
CARLOS OSORNO and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

TO: CARLOS OSORNO
YOU ARE NOTIFIED that an ac-
tion to enforce and foreclose a Claim
of Lien for condominium assessments
and to foreclose any claims which are
inferior to the right, title and interest
of the Plaintiff, HUNT RIDGE AT
TALL PINES, INC., herein in the fol-
lowing described property:

Lot 65, HUNT RIDGE UNIT 11,
TALL PINES AT RIVER RIDGE,
according to the map or plat there-
of as recorded in Plat Book 24,
Pages 77-78, of the Public Records
of Pasco County, Florida. With the
following street address: 10318
Ravines Drive, New Port Richey,
Florida, 34654

has been filed against you and you
are required to serve a copy of your written
defenses, if any, on Stephan C. Nikoloff,
Esquire, of Greenberg Nikoloff P.A.,
whose address is 1964 Bayshore Blvd.,
Dunedin, FL, 34698, on or before a date
which is within thirty (30) days after
the first publication of this Notice in the
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.
DUE ON OR BEFORE JULY 29TH,
2024

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

WITNESS my hand and the seal of
this Court on November 13, 2024
Nikki Alvarez-Sowles, Esquire
Clerk and Comptroller
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Brooklyn Horner
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd.,
Suite A
Dunedin, FL 34698
(727) 738-1100
November 22, 29, 2024 24-02117P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023CA003745 ES

WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN SUCCESSOR
TRUSTEE OF THE TANYA B.
MILLER IRREVOCABLE TRUST
DATED 12/29/2005, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure
dated November 11, 2024, and entered
in Case No. 2023CA003745 ES of the
Circuit Court of the Sixth Judicial Cir-
cuit in and for Pasco County, Florida
in which Wells Fargo Bank, N.A., is the
Plaintiff and Tanya B. Miller, Vermil-
ion Homeowners Association, Inc.,
The Unknown Successor trustee of the
Tanya B. Miller Irrevocable Trust Dated
12/29/2005, Unknown Beneficiaries
of Tanya B. Miller Irrevocable Trust
Dated 12/29/2005, are defendants,
the Pasco County Clerk of the Cir-
cuit Court will sell to the highest and
best bidder for cash in/on online at
www.pasco.realforeclose.com, Pasco
County, Florida at 11:00 am on the
December 11, 2024 the following de-
scribed property as set forth in said Fi-
nal Judgment of Foreclosure:

LOT 5, BLOCK 25, MEADOW
POINTE PARCEL 16, UNIT 2A,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 39,
PAGES 57-63, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
A/K/A 1330 STRANBRIDGE DR

WESLEY CHAPEL FL 33543
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
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 or 352.521.4274, ext 8110
(voice) in Dade City or 711 for the hear-
ing impaired.
Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days.
The court does not provide trans-
portation and cannot accommodate
such requests. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
transportation services.
Dated this 13 day of November, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService:
servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 23-006016
November 22, 29, 2024 24-02116P

FIRST INSERTION

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

2023CA003286CAAXWS
LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.
CARLOS ALBERTO GAUDIN
RODRIGUEZ A/K/A CARLOS A.
GAUDIN RODRIGUEZ, et. al.

Defendant(s),
TO: NYDIA I. CRUZ HERNANDES
A/K/A NYDIA IVELISSE CRUZ HER-
NANDES,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-

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

LOT 6, DEERWOOD AT RIVER
RIDGE, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
25, PAGES 138 THROUGH 146,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before DECEM-
BER 23RD, 2024 (30 days from Date
of First Publication of this Notice) and
file the original with the clerk of this
court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:

2024CA002559CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE C-BASS MORTGAGE
LOAN ASSET-BACKED
CERTIFICATES, SERIES

2006-MH1,
Plaintiff, vs.
KELLY DANISE KLEIN;
UNKNOWN SPOUSE OF KELLY
DANISE KLEIN,
Defendant(s).

TO: Kelly Danise Klein
Residence Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Pasco County,
Florida:

TRACT 575, OF THE UNRE-
CORDED PLAT OF PARKWOOD
ACRES SUBDIVISION, UNIT
FOUR, BEING FURTHER DE-
SCRIBED AS FOLLOWS:
COMMENCING AT THE
NORTHEAST CORNER OF
SECTION 1, TOWNSHIP 25
SOUTH, RANGE 16 EAST,
PASCO COUNTY, FLORIDA;
GO THENCE NORTH 89°17'10"
WEST, ALONG THE NORTH
LINE OF SAID SECTION 1, A
DISTANCE OF 2350 FEET TO
THE POINT OF BEGINNING;
CONTINUE THENCE NORTH
89°17'10" WEST A DISTANCE
OF 100 FEET; THENCE SOUTH
00°51'07" WEST, A DISTANCE
OF 250 FEET; THENCE SOUTH
89°17'10" EAST, A DISTANCE
OF 100 FEET; THENCE NORTH
00°51'07" EAST, A DISTANCE
OF 250 FEET TO THE POINT
OF BEGINNING; EXCEPTING
THEREFROM THE SOUTHERLY
25 FEET AND THE NORTH-

ERLY 25 FEET THEREOF FOR
ROAD RIGHT-OR WAY PUR-
POSES.
TOGETHER WITH THAT
CERTAIN 1990 CLAY MOBILE
HOME SITUATE THEREON -
ID NUMBER CLFL01905A AND
CLFL01905B.

Street Address: 9519 Clyde Street,
Hudson, Florida 34669
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on McCabe,
Weisberg & Conway, LLC, Plaintiffs
attorney, whose address is 3222 Com-
merce 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 de-
manded in the complaint or petition.
12/23/24

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 Re-
sources 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 notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.
Dated on November 13, 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
File#:24-400233
November 22, 29, 2024 24-02118P

FIRST INSERTION

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

2024CA001838CAAXWS
FIRST HORIZON BANK

Plaintiff(s), vs.
ASHLEY ROBERTS

Defendant(s).
NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judg-
ment of Foreclosure entered on
November 12, 2024 in the above-
captioned action, the Clerk of Court,
Nikki Alvarez-Sowles, will sell to the
highest and best bidder for cash at
www.pasco.realforeclose.com in ac-
cordance with Chapter 45, Florida
Statutes on the 17th day of December,
2024 at 11:00 AM on the following
described property as set forth in said
Final Judgment of Foreclosure or or-
der, to wit:

LOT 1425, HOLIDAY LAKE ES-
TATES UNIT SEVENTEEN, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
11, PAGE 5, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA.
Property address: 3251 Coldwell
Drive, Holiday, FL 34691

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.

Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettallawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the par-

ties.

AMERICANS WITH DISABILI-
TIES ACT: IF YOU ARE A PERSON
WITH A DISABILITY WHO NEEDS
AN ACCOMMODATION IN ORDER
TO PARTICIPATE IN THIS PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
PLEASE CONTACT: PUBLIC INFOR-
MATION 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 HEAR-
ING IMPAIRED. CONTACT SHOULD
BE INITIATED AT LEAST SEVEN
DAYS BEFORE THE SCHEDULED
COURT APPEARANCE, OR IMME-
DIATELY UPON RECEIVING THIS
NOTIFICATION IF THE TIME BE-
FORE THE SCHEDULED APPEAR-
ANCE 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.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettallawgroup.com
Attorney for Plaintiff
TDP File No. 24-004291-1
November 22, 29, 2024 24-02151P

against you for the relief demanded in
the complaint or petition filed herein.

If you are a person with a disabili-
ty who needs any accommodation
in order to participate in this pro-
ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Pub-
lic 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 accommo-
date for this service. Persons with
disabilities needing transportation

to court should contact their local
public transportation providers for
information regarding transportation
services.

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

WITNESS my hand and the seal of
this Court at County, Florida, this No-
vember 18, 2024

CLERK OF THE CIRCUIT COURT
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-106958
November 22, 29, 2024 24-02130P

FIRST INSERTION

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

Case No: 2024-CA-000155-ES
CARRINGTON MORTGAGE
SERVICES, LLC,

Plaintiff, vs.
THE UNKNOWN HEIRS,
DEWISEES, GRANTEES,
ASSIGNEES, LIEN ORS,
CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS BY,
THROUGH, UNDER OR
AGAINST, WILLIAM R.
WHEELER, DECEASED; et al.,
Defendant(s).

TO: THE UNKNOWN HEIRS, DE-
WISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS BY,
THROUGH, UNDER OR AGAINST,
WILLIAM R. WHEELER, DECEASED
5205 Botany Dr.
Holiday, FL 34690

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grant-
ees, creditors and other unknown per-
sons or unknown spouses claiming by,
through and under the above-named
Defendant(s), if deceased or whose last
known addresses are unknown.

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal property
described as follows, to wit:

LOT 28, BUENA VISTA MANOR
UNIT TWO ACCORDING TO
THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 10,
PAGE 38, PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA. TO-
GETHER WITH 2005
NOBILITY KINGSWOOD 44x28
MOBILE HOME WITH SERIAL
NUMBER N8-11780 A/B.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on J. Bennett Kit-
terman, Esq., Lender Legal PLLC, 1800
Pembroke Drive, Suite 250, Orlando,
Florida 32810 and file the original with
the Clerk of the above-styled Court on
or before 30 days from the first publica-
tion, otherwise a default will be entered
against you for the relief demanded in
the Complaint. Due on or before De-
cember 23rd, 2024.

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 Re-
sources 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 notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.

WITNESS my hand and seal of the
said Court on the 19th day of Novem-
ber, 2024.

Nikki Alvarez-Sowles
Clerk of said Court
By: Hayley Joyner
As Deputy Clerk
November 22, 29, 2024 24-02153P

FIRST INSERTION

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. 2022-CA-001004

STRUCTURED ASSET
SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-BC4, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE,

Plaintiff, vs.
NELLIE ROHLFING;
HERITAGE LAKE COMMUNITY
ASSOCIATION, INC.; EDWARD R.
CLEMENS; DIANE D. CLEMENS;
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 pur-
suant to an Order or Summary Final
Judgment of foreclosure dated Oc-
tober 21, 2024, and entered in Case
No. 2022-CA-001004 of the Circuit
Court in and for Pasco County, Flori-
da, wherein STRUCTURED AS-
SET SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-
BC4, U.S. BANK NATIONAL AS-
SOCIATION, AS TRUSTEE is
Plaintiff and NELLIE ROHLFING;
HERITAGE LAKE COMMUNITY
ASSOCIATION, INC.; EDWARD R.
CLEMENS; DIANE D. CLEMENS;
UNKNOWN TENANT NO. 1; UN-
KNOWN TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UN-
DER OR AGAINST A NAMED DE-
FENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED, 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 December 23, 2024, the following
described property as set forth in said
Order or Final Judgment, to-wit:

LOT 66, CATTLEMAN'S LOT
9, HERITAGE LAKE PHASE-I,
ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 19, PAGES 118
THROUGH 120 INCLUSIVE
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA..

ANY PERSON CLAIMING AN IN-
TEREST 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 PROVID-
ED 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 Cour-
thouse. 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 be-
ing at least 5 days prior to the sale.
DATED November 18, 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
1496-181412 /SR4
November 22, 29, 2024 24-02150

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

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

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

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

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

NOTICE OF PUBLIC SALE OF MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
 Case No.: 512024CA000887CAAXES
ABBEY DEVELOPMENT PARTNERS LLC, a Florida limited liability company
 Plaintiff, vs.
JOHN K. KEYES; REUBEN BROOKS; O.L. RAY; BERNIE MCKENDREE and MAMIE MCKENDREE, husband and wife; W.F. GLENN; T.L. GLENN, JR.; DR. A.H. MCCOY; EMMETTE F. GATHRIGHT; ROBERT A. HERSCHBACH; E. FRED HERSCHBACH; RUDMAN RESOURCES, INC., a Texas corporation; WILLIAMS PROPERTIES, INC., a Texas corporation; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; MAURINE GENEVOV MUNTZ; HAYWOOD HANNA, JR.; ROBERT S. DIX and MELBA DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; RUTH R. STONE; JULIA B. HANNA; GENEVIEVE E. CROOKS; MARY ANN BELL; PATRICIA LAWRENCE; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN; A.Y. LEWIS; IDA BRACKEN LEWIS; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE, TRUSTEE FOR JOHN PAUL PRICE TRUST NO. 4; ADDIE BRACKEN PRICE,

TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; DAN MCKENZIE; M.B. RUDMAN; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARY JON BRYAN; MARTHA KATHRYN LEWIS MARSHALL; CORY 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



Q What is a public notice?

A A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

A 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 fulfill all of those standards.

Q Are there different types of legal notices?

A 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.

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?


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

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

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...




WOULDN'T YOU WANT TO KNOW?



BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

FloridaPublicNotices.com

--- ESTATE ---

SECOND 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; and 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:
courtservice@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

SECOND 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 E-Mail:
jriviera@hnh-law.com
November 15, 22, 2024 24-02106P

SECOND 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, 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 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

SECOND 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

SECOND 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, 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 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

SECOND 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, Florida Statutes.

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

SECOND 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, Florida Statutes.

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 Personal Representative:
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

SECOND 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 E-Mail:
jriviera@hnh-law.com
November 15, 22, 2024 24-02102P

SECOND 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, Florida Statutes.

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:
shurke@mommerscolombo.com
November 15, 22, 2024 24-02108P

SECOND INSERTION

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 ---

SECOND 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, 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 resewa 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

SECOND 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
Who's last known residence(s) is/are: 5606 Belleza Drive, Holiday, Florida 34690.

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

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

AND CONNIE SEHL
Who's 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

Who's 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 there- of 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, or email to 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, 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 an 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, November 15, 22, 2024 24-02100P

SECOND 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 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 HILL-CREST 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 Fla. Bar No.: 146803 23-08765FL November 15, 22, 2024 24-02115P

SECOND 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 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 Fla. Bar No.: 96405 23-00151FL November 15, 22, 2024 24-02099P

SECOND 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 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 311 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 Fla. Bar No.: 146803 23-06379FL November 15, 22, 2024 24-02098P

SECOND 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, SUCCESSOR BY MERGER TO LASALLE BANK 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, Plaintiff's 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 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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000084TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2005612
Year of Issuance: 06/01/2021
Description of Property:
23-24-16-0300-00000-0230
SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 COM AT A PT ON SOUTH LINE OF LOT 8 LYING N89DG 55' 20"E 771.59 FT FROM PLATTED SW COR OF SAID LOT 8 FOR POB TH N89DG 55' 20"E 50 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50 FT TH S00DG 04' 40"E 78.96 FT TO POB AKA LOT 23; NLY 10 FT THEREOF RESERVED AS RD R/W &/OR UTILITY EASEMENT; TOGETHER WITH EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DRIVE OR 4378 PG 955

Name(s) in which assessed:

JOHN BETZ

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-01967P

November 1, 8, 15, 22, 2024

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000095TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2008448
Year of Issuance: 06/01/2021
Description of Property:
17-26-16-0550-00000-0110
SUNSHINE PARK UNIT 1 PB 9 PG 143 LOT 11 OR 3076 PG 1503
Name(s) in which assessed:
BETTY MAE FORSTER

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-01973P

November 1, 8, 15, 22, 2024

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION

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

CASE NO.:
2024CA002645CAAXWS
DSBG CAPITAL LLC., a Florida limited liability company, Plaintiff, vs. MARY E. LATIMER, et al., Defendant(s).

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

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

THIRD 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 Unlimted MOAB Sahara
VIN: 1C4BJWEG0DL561267

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

Marcadis Singer PA

5104 South Westshore Boulevard

Tampa, FL 33611

CHRIS NOCCO, as Sheriff

Pasco County, Florida

By: /s/ Sgt. John Dill Sgt. John Dill Deputy Sheriff

November 8, 15, 22, 29, 2024

24-02065P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000083TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2009143
Year of Issuance: 06/01/2021
Description of Property:
31-26-16-0010-00500-0030
TAMPA & TARPON SPRINGS LAND COMPANY PB 1 PG 69 PART OF W1/2 OF TRACT 5 BEING EAST PART OF LOT 3 EXC THAT PART LYING WEST OF EASEMENT DESC AS NORTH 115 FT OF SOUTH 680 FT OF W1/2 OF TRACT 5 EXC PART WEST OF EASEMENT WITH CENTER- LINE DESC OF COM AT SW COR SAID NORTH 115 FT TH N89DG 32' 12"E ALG SOUTH BDY 109.95 FT FOR POB TH N00DG 47' 35"E .32 FT TH CURVE RIGHT RAD 45 FT ARC 41.63 FT CHD BRG & DIST N27DG 17' 41"E 40.16 FT TH N53DG 47' 48"E 74.01 FT TH CURVE LEFT RAD 45 FT ARC 41.49 FT CHD BRG & DIST N27DG 13' 01"E 40.03 FT TH N00DG 48' 14"E .33 FT TO NORTH BDY OF SAID NORTH 115 FT AND TRACT 13 DESC AS E1/2 OF NORTH 113 FT OF SOUTH 565 FT OF WEST 1/2 OF TRACT 5 EXC WEST 15 FT OR 3237 PG 1849

Name(s) in which assessed:

PAULA ESKEN
PEGGY ESKEN
PEGGY ESKEN DECEASED

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01966P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000090TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2008385
Year of Issuance: 06/01/2021
Description of Property:
16-26-16-055A-00300-3080
REPLATED CEDAR POINTE CONDO PHASE 1 PB 18 PGS 52-55 UNIT 308 BLDG 3 & COMMON ELEMENTS OR 8954 PG 2397
Name(s) in which assessed:
GUSTAVO A TREJOS
ANGELA TREJOS

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01971P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000097TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2009236
Year of Issuance: 06/01/2021
Description of Property:
31-26-16-0170-00000-3690
BUENA VISTA 2ND ADDN PB 4 PG 108 LOT 369 OR 8210 PG 241
Name(s) in which assessed:
PETER MICHAEL
GEORGE MICHAEL

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01975P

FOURTH 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 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 & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01972P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000096TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2001856
Year of Issuance: 06/01/2021
Description of Property:
19-26-21-0040-00000-0260
TIMBER LAKE ESTATES CONDO PH I CB 1 PGS 33-36 LOT 26 & COMMON ELEMENTS
Name(s) in which assessed:
MICHAEL A JUSTUS
TONYA MARIE JUSTUS

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01974P

FOURTH 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 #: 2002879
Year of Issuance: 06/01/2021
Description of Property:
14-26-16-0100-00000-1360
ADVERSE POSSESSION FILED: CYPRESS LAKES UNIT 1 PB 27 PG 130-136 LOT 136
Name(s) in which assessed:
ALLAN R STONE

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01979P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000111TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2005610
Year of Issuance: 06/01/2021
Description of Property:
23-24-16-0300-00000-0190
SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 LOT 19 DESC AS BEG AT A PT ON S LN LOT 8 LYING N89DG 55' 20"E 671.59 FT FROM PLATTED SW COR OF LOT 8 TH N89DG 55' 20"E 50.00 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50.00 FT TH S00DG 04' 40"E 78.96 FT TO POB NLY 10.00 FT RESERVED FOR RD R/W/UTILITY EASEMENT & ELY WLY & SLY 3.00 FT RESERVED FOR UTILITY AND DRAINAGE EASEMENT & PERPETUAL EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 3848 PG 779
Name(s) in which assessed:
JOHN BETZ

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01982P

FOURTH INSERTION

Notice of Application for Tax Deed
2024XX000098TDAXXX

NOTICE IS HEREBY GIVEN,

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

Certificate #: 2004234
Year of Issuance: 06/01/2021
Description of Property:
32-24-17-002A-00000-0460
COLONY VILLAGE UNIT 2 UNREC PLAT POR OF TRACT 46 DESC AS: COM AT SW COR OF SE1/4 OF SEC TH N89DEG54'50"E 546.02 FT TH N07DEG07'08"W 916.41 FT TH N54DEG59'48"E 785 FT TH N06DEG51'53"E 333.11 FT FOR POB TH N06DEG51'53"E 142.84 FT TH N89DEG54'50"W 431.98 FT TH S00DEG00'42"W 124.50 FT TH S83DEG40'26"E 115.00 FT TH S88DEG59'28"E 300.68 FT TO POB
Name(s) in which assessed:
VIRGIE BRUNST

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

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

October 24, 2024

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

November 1, 8, 15, 22, 2024

24-01976P

FOURTH 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, 20

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

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

SAVE TIME



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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2006 V.24

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com



FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 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

FOURTH 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

FOURTH 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: MARNY 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000129TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006023 Year of Issuance: 06/01/2021 Description of Property: 35-24-16-0920-00000-2010 BEACON WOODS EAST SAND-PIPER VILLAGE PB 16 PGS 67-71 LOT 201 OR 3979 PG 647 Name(s) in which assessed: JOHN ARANGO ESTATE OF JOHN ARANGO DECEASED PRISCILLIA ARANGO DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am. October 24, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk November 1, 8, 15, 22, 2024 24-01991P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000102TDAXXX NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006259 Year of Issuance: 06/01/2021 Description of Property: 03-25-16-051G-00000-4800 BEACON WOODS VILLAGE UNIT 4 PB 11 PGS 63 64 65 LOT 480 Name(s) in which assessed: BARBARA J GOODING ANTHONY PRISCIANDARO TRUSTEE ESTATE OF BARBARA J GOODING DECEASED THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 05, 2024 at 10:00 am. October 24, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk November 1, 8, 15, 22, 2024 24-01978P

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS. Some officials want to move notices from newspapers to government-run websites, where they may not be easily found. Why try to fix something that isn't broken? 2 OUT OF 3 U.S. adults read a newspaper in print or online during the week. Keep Public Notices in Newspapers. NEWS MEDIA ALLIANCE www.newsmediaalliance.org