PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on February 4, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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 the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager January 24, 2025 25-00106P

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 909860 from VOPH Master Development Corp, 4065 Crescent Park Dr., Riverview, FL 33578. Application received: 1/17/2025. Proposed activity: Residential. Project name: Pasadena Ridge Phase 2. Project size: 235.10 acres Location: Section(s) 20, 28, 29, Township 25 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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

January 24, 2025

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF VISIONING WORKSHOP

The Board of Supervisors ("Board") of the Concord Station Community Development District ("District") will hold a Visioning Workshop on Tuesday, February 4, 2025, at 6:30 p.m. at the Concord Station Clubhouse, located at 18636 Mentmore Blvd., Land O' Lakes, FL 34638.

The Visioning Workshop is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.concordstationcdd.com/. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode:

 $5432\mathring{1},$ or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Manager Larry Krause with Breeze, via phone at $(813)\ 565-4663$ or via email at larry@breezehome.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Larry Krause

District Manager

Concord Station Community Development District

25-00108P

FIRST INSERTION

New Port Corners Community Development District Notice of FY 2024/2025 Meeting Schedule

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 New Port Corners Community Development District are scheduled to be held at 9:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway,

February 11, 2025

March 11, 2025 April 8, 2025

May 13, 2025

June 10, 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 provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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 the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

New Port Corners Community Development District

Debby Wallace District Manager

January 24, 2025 25-00111P

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 February 11, 2025 at 9:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.

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

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.

Debby Wallace

District Manager January 24, 2025

25-00109P

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 Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on February 11, 2025 at 9:00 a.m. or immediately following the adjournment of the Connerton East CDD meeting.

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.

District Manager January 24, 2025

25-00110P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on February 4, 2025, at 4:00 p.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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 the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

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

District Manager

January 24, 2025

FIRST INSERTION PRESERVE AT LEGENDS POINTE

COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Preserve at Legends Pointe Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Preserve at Legends Pointe Community Development District." Proposals must be received by 10:00 a.m. on February 3, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

January 24, 2025 25-00155P

FIRST INSERTION

CITY OF ZEPHYRHILLS, FLORIDA PUBLIC NOTICE

The City of Zephyrhills will hold a municipal election on Tuesday, April 8, 2025 in accordance with the Charter of the City of Zephyrhills, Florida, the Election Code of the State of Florida, and Florida Statutes regarding general municipal elections for Councilperson Seat No. 1 and Councilperson Seat 4.

The qualifying period begins Tuesday, February 11, 2025 at 12 noon and ends Tuesday, February 18, 2025 at 12 noon.

The Polling Place Precinct for this election is Alice Hall Community Center, 38116 5th Avenue. The Polls will be open at 7:00 a.m. and will remain open all day until

7:00 p.m. Ricado Quiñones

City Clerk January 24; February 7, 2025

FIRST INSERTION

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District ("District") will hold two public hearings on February 19, 2025, at 11:00 a.m. EST at the Hilton Garden Inn – Tampa/Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, Florida 33544. The District intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes, and the purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method.

The District will also hold public hearings for the purpose of hearing comments and objections on the adoption of the proposed budget for Fiscal Year 2025 ("2025 Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the meeting or hearings.

The public hearings and meeting are open to the public and will be conducted in

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days 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 contact-

ing the District Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing 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.

Kristen Suit

District Manager

January 24, 31; February 7, 14, 2025

25-00153P

FIRST INSERTION

NOTICE OF POLICY DEVELOPMENT BY THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the

public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105. 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A public hearing on the adoption of the proposed Rules of Procedure will be conducted by the District on Tuesday, March 4, 2025 at 9:00 a.m. at Springhill Suites. Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638. A copy of the proposed Rules of Procedure may be obtained from the District's website www.thepreserveatsouthbranchcdd.org, or by contacting the District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132.

Barry Jeskewich, District Manager

The Preserve at South Branch Community Development District January 24, 2025

25-00156P



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

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



--- ESTATE ---

FIRST INSERTION

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

Preserve at Legends Pointe Community Development District (the "District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to pro-

vide engineering services on an ongoing basis.

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy and one (1) hard copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on February 7, 2025 and to the attention of Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (877) 276-0889 ("District Manager's

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file

with the District Manager's Office, must be filed in writing with the District Manager's Office, 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, simultaneously 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).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Daphne Gillyard at gillyard@whhassociates.com with e-mail copy to Jennifer Kilinski at jennifer@cddlawyers.com.

District Manager January 24, 2025

25-00154P

FIRST INSERTION

APC Towers, LLC is proposing to construct a 159-foot tall monopole telecommunications structure located near 7011 Simons Road, Zephyrhills, Pasco County, Florida (28° 15' 35.3" N. 82° 12' 26.3" W). APC Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-003507 DMG January 24, 2025

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 busis under the Fictitious Name of Functional Hoarder located at 6806 Huckleberry Dr 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 20th day of January,

Dawn Amava

January 24, 2025

FIRST INSERTION Notice of Public Sale:

The following personal property of: Christine Maria Hoffman will on February 17, 2025 at 9:00 a.m. at 36006 S. R. 54 West, Pasco County, Zephyrhills, FL 33541, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1973 BAYW Mobile Home, VIN BF51037U, TITLE NO: 11863328

And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress Street,

Tampa, FL 33607 January 10th and 17th, 2025

January 24, 31, 2025 25-00157P

FIRST INSERTION

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: FEBRUARY 24, 2025 RNC AUTOMOTIVE AND RESTORATION 6550 INDUSTRIAL AVE

2006 FORD 1FTSW21PX6EC04282 \$8,089.86 ECONOMY TRANSMISSION AND

AUTO REPAIR 15922 PEACE BLVD 2001 FORD 2FTRX18L61CA93303 \$4,440.07

January 24, 2025

FIRST INSERTION

25-00127P

Notice is hereby given that ASPIRE DENTAL SOLUTIONS LLC, owner, desiring to engage in business under the fictitious name of DENTURES PRO XPRESS located at 8814 N Florida Ave, Tampa, Florida 33604 intends to register the said name in Pasco county with the Division of Corporations, Florida

Department of State, pursuant to section 865.09 of the Florida Statutes. 25-00115P January 24, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Florida Statute 713.585 E.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date February 14th, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

40318 2018 Chevrolet

VIN#: 1G1FB1RSXJ0111230 Lienor: Transmission Shop Pasco Inc 3829 American Plaza Blvd Land O Lakes 813-995-2885 Lien Amt \$9,935.75 January 24, 2025

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.

FIRST INSERTION

PASCO COUNTY

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

File No. 2024CP001332CPAXES IN RE: ESTATE OF FREDERICK CHARLES CARSWELL, aka FREDERICK C. CARSWELL aka FREDERICK CARSWELL

Deceased. The administration of the estate of FREDERICK CHARLES CARSWELL, also known as FREDERICK C. CAR-SWELL AKA FREDERICK CAR-SWELL, deceased, whose date of death was November 8, 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 attor-

ney are set forth below.

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

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

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: January 24, 2025.

BRENDA J. WILLIAMS CARSWELL

Personal Representative 5232 Westchase Court, Apt 4 Jacksonville, FL 32210

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

January 24, 31, 2025

25-00123P

FIRST INSERTION

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

File No. 512024CP001667CPAXES

Division X IN RE: ESTATE OF NICOLE G. VERDON

Deceased.The administration of the Estate of NI-COLE G. VERDON, deceased, whose date of death was July 11, 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 representatives and 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.

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

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

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 January 24, 2025.

Personal Representative: FRANCINE PLANTE 3 Maple Street, Unit 409 Essex Junction, VT 05452 KATI TURNER, f/k/a KATI PLANTE

36412 Cherrywood Lane 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 $\hbox{E-Mail: hodgescarle@hotmail.com}$ January 24, 31, 2025

FIRST INSERTION

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

File No. 512024CP002042CPAXWS

Division J IN RE: ESTATE OF KATHLEEN SNEARLEY AKA KATHLEEN R. SNEARLEY AKA KATHLEEN RUTH SNEARLEY

Deceased. The administration of the estate of KATHLEEN SNEARLEY AKA KATH-LEEN R. SNEARLEY AKA KATH-LEEN RUTH SNEARLEY, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 January 24, 2025.

Personal Representative: VONNIE RAY

22950 Forest Ridge Drive Estero, Florida 33928 Attorney for Personal Representative: JENNÝ SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com January 24, 31, 2025 25-00158P

FIRST INSERTION

JANUARY 24 - JANUARY 30, 2025

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

File No. 2024CP001681CPAXWS Division Probate IN RE: ESTATE OF DOROTHY E. FITZGERALD Deceased.

The administration of the estate of Dorothy E. Fitzgerald, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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 January 24, 2025.

Personal Representative: /s/ Catherine Jean DeFrank Catherine Jean Defrank 3 Maple Street, Unit 409 Essex Junction, VT 05452

Attorney for Personal Representative: William G. Morris Florida Bar Number: 321613 247 N. Collier Blvd., Ste 202 Marco Island, FL 34145 Telephone: (239) 642-6020 Fax: (239) 642-0722 $\hbox{E-Mail: e-service@wgmorrislaw.com}$ January 24, 31, 2025 25-00125P

--- TAX DEEDS ---

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000186TDAXXX NOTICE IS HEREBY GIVEN,

BOLLENBACK FAMILY LIMITED PART, 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 #: 1507139 Year of Issuance: 06/01/2016 Description of Property:

24-24-16-0020-00000-0200 HUDSON HILLS NO 1 MB 6 PG 85 LOT 20

Name(s) in which assessed: BETTY CRUSE

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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00128P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000197TDAXXX NOTICE IS HEREBY GIVEN,

That ELEVENTH TALENT 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 #: 2009507 Year of Issuance: 06/01/2021 Description of Property: 24-26-15-0800-00001-3440

BEACON SQUARE UNIT 11-B PB 9 PG 89 LOT 1344 Name(s) in which assessed: ANDREW R TORREY JUSTIN M TORREY

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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025 25-00136F

Notice of Application for Tax Deed 2024XX000202TDAXXX NOTICE IS HEREBY GIVEN.

FIRST INSERTION

That STEFFEN CONSULTING 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 #: 1911087

Year of Issuance: 06/01/2020 Description of Property: 19-26-16-053A-00002-2550

BEACON SQUARE UNIT 18-A B 10 P 61 LOT 2255 OR 7855 PG

Name(s) in which assessed: JENNIE M LEVIJA 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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025

25-00140P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000189TDAXXX NOTICE IS HEREBY GIVEN,

That MICHAEL GIBER, 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 #: 1509841 Year of Issuance: 06/01/2016 Description of Property

01-26-16-0010-01400-0000 PORT RICHEY LAND COM-PANY SUB PB 1 PGS 60-61 POR OF TRACTS 13 & 14 DESC AS: COM NE COR OF SEC TH ALG EAST BDY LN OF SEC SOODEG 14' 27"W 623.44 FT FOR POB TH CONT SOODEG 14'27"W 829.48 FT TH N80DEG 59' 19"W 123.60 FT TH S73DEG 22' 39"W 101.35 FT TH S66DEG 15'02"W 44.71 FT TO E R/W LN OF STAR-KEY BLVD TH ALG SAID R/W N00DEG 14' 27"E 857.85 FT TO N BDY LN OF SAID TR 14 TH ALG SAID LN S89DEG 50' 24"E $260.00~\mathrm{FT}~\mathrm{TO}~\mathrm{POB}~\mathrm{SUBJECT}~\mathrm{TO}$ CONSERVATION EASEMENT PER OR 3462 PG 1797 OR 1773

PG 473 Name(s) in which assessed:

ALICO ESTATES DEVELOPMENT ASSOCIATES 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 February 27, 2025 at 10:00 am.

January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025

25-00129P

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

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District ("District") will hold a public hearing on February 19, 2025, at 11:00 a.m. EST at the Hilton Garden Inn – Tampa/Wesley Chapel, 26640 Silver Maple Pkwy, 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 streets and areas to be improved are geographically depicted below and in the Preserve at Legends Pointe Community Development District Master Engineer's Report, dated December 20, 2024, as may be further amended (the master project described therein, the "CIP"). 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 located at c/o Wrathell, Hunt & Associates

LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("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 expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management system, sanitary sewer, force main, lift station, water main, irrigation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improve-

ments, including contingency and professional services, is \$9,498,500.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Preserve at Legends Pointe Community Development District Master Special Assessment Methodology Report, dated December 20, 2024, as may be amended and supplemented ("Assessment Report"), which is also 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

Ås described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

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 collect sufficient revenues to retire no more than \$13,335,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):

Land Use	Total #	ERU Factor	Proposed Maximum	Proposed Maximum Annual
	Units/		Principal Per	Assessment Per
			11!4	11:+*
	Acres		Unit	Unit*
Single Family 40'	Acres 128	0.80	\$43,503.92	\$4,394.49

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

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 are anticipated to 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. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy asses

collect payments related to the operation and maintenance of the District.

At the same date, time, and place, 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 for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the 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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010, at least three (3) business days 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 Manager's Office. PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

 $\textbf{RESOLUTION NO.\,2025-32}$ A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMU-NITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IM-PROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS: PROVIDING FOR PUBLICATION OF THIS RESOLU-TION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Preserve at Legends Pointe Community Development District (the "District") was established by Ordinance No 24-50 as adopted by the Board of County Commissioners for Pasco County, Florida, effective December 13, 2024, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within Pasco County, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, struct, eniarge or extend, equip, acquire, in the District's Preserve at Legends Pointe Community Development District Engineer's Report for Capital Improvements, dated December 20, 2024, attached hereto as Exhibit A and incorporated herein by reference ("CIP" and the improvements described therein, the "Improvements"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assess ments levied on benefitted lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and WHEREAS, the District is empowered by Chapters 170, 190, and 197, 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, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the

WHEREAS, as set forth in the Master Special Assessment Methodology Report, dated December 20, 2024, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"), the District hereby finds and de-

termines that:

benefits from the Improvements will accrue to the property improved,

the amount of those benefits will exceed the amount of the As

the Assessments are fairly and reasonably allocated

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEG-ENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements. SECTION 2.

DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general SECTION 3. location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the CIP, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location

SECTION 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

The total estimated construction cost of the Improvements is \$9,498,500.00 ("Estimated Cost"). B. The Assessments will defray approximately \$13,335,000.00 which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

 $The \ manner \ in \ which \ the \ Assessments \ shall \ be \ apportioned \ and \ paid \ is \ set \ for th \ in \ the \ Assessment \ Report \ attached$ as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) 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, including but not limited to by direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The As-

sessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for

SECTION 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, 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 are open to inspection by the public.

SECTION 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, 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 maximum 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.

PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pur-SECTION 8 suant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: February 19, 2025 TIME: 11:00 a.m.

LOCATION: Hilton Garden Inn - Tampa/Wesley Chapel

Attest:

26640 Silver Maple Parkway Wesley Chapel, Florida 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the CIP and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and the District Manager of the Chapters 170 and 197, Florida Statutes, and and 197, Florida Statutes,is hereby authorized and directed to place said notice in a newspaper of paid general circulation within Pasco County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of paid 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

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

EFFECTIVE DATE. This Resolution shall become effective upon its adoption. SECTION 12. PASSED AND ADOPTED this 20th day of December 2024.

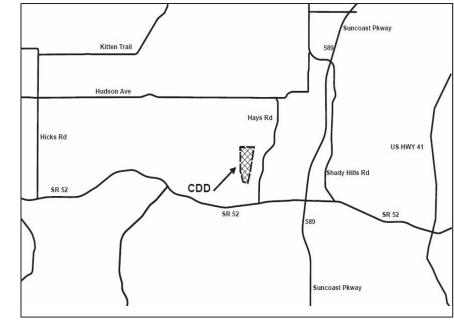
PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit Secretary/Assistant Secretary

/s/ Paul A Greenwood Chair /Vice Chair, Board of Supervisors

Exhibit A: Master Engineer's Report, dated December 20, 2024

Exhibit B: Master Special Assessment Methodology Report, dated December 20, 2024



January 24, 31, 2025 25-00152P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY PROBATE DIVISION CASE NO.: 2024-CP-1805 IN RE: ESTATE OF CHARLENE M. DELUCA,

Deceased.The administration of the estate of CHARLENE M. DELUCA, deceased, whose date of death was September 5, 2016, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316 New Port Richey, Florida 34654. The names and addresses of the personal representative and the

personal representative's attorney are set forth below If you have been served with a copy of this notice and you have any claim or

demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their

claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES, 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 January 24, 2025. Christopher M. De Luca, Personal Representative for the

Estate of Charlene M. DeLuca

Is/ Robert Pers ante Robert Persante, Esquire, FBN: 376698 Zackary T. Zuroweste, Esquire, FBN: 28707 Darren M. Stotts, Esquire, FBN: 107221 Anastasia L. Underwood, Esq., FRN: 1032101 PERSANTEZUROWESTE 2555Enterprise Road, Suite $15\,$ Clearwater, Florida 33763-1118 Email: firm@persantelaw.com Tel: 727-796-7666 • Fax: 727-796-8099 Attorneys for Petitioner Christopher De Luca, Personal Representative of the Estate of Charlene M. DeLuca 25-00126P January 24, 31, 2025



--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000190TDAXXX NOTICE IS HEREBY GIVEN,

BOLLENBACK LIMITED PART, 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 #: 1506454 Year of Issuance: 06/01/2016

Description of Property: 21-25-17-0110-19300-0520

MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 LOTS 52 & 53 BLOCK 193 OR 9425 PG 0733 Name(s) in which assessed:

OVATION REO 4 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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00130P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000212TDAXXX

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 #: 2005056 Year of Issuance: 06/01/2021 Description of Property:

21-25-17-014R-24000-0080 MOON LAKE ESTATES UNIT 14 R/P PB 6 PGS 47 & 48 LOTS 8 9 & 10 BLK 240 OR 3312 PG 1979 Name(s) in which assessed:

DAVID M RODRIGUES TRUST WILLIAM E RODRIGUES CO-TRUSTEE

ERNEST W RODRIGUES CO-TRUSTEE DAVID M RODRIGUES FAMILY

TRUST DTD JANUARY 7 1987 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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00149P FIRST INSERTION

Notice of Application for Tax Deed 2024XX000201TDAXXX

NOTICE IS HEREBY GIVEN, That BEAMIF 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 #: 2004786 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0070-10800-0030 BK 108 MOON LAKE NO 7 MB 4

267 PG 445 Name(s) in which assessed: GLENN MILLER FREDDIE MILLER

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

PGS 96, 97 LOTS 3 TO 5 INCL OR

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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00139P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000209TDAXXX

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 #: 2007900 Year of Issuance: 06/01/2021

Description of Property: 05-26-16-0520-00000-0110 WESTSIDE PARK UNREC PLAT LOT 11 DESC AS FOLL:NORTH 50 FT OF SOUTH 100 FT OF EAST 105 FT OF TRACT 14 OF THE PORT RICHEY LAND COMPANY PB 1 PG 61 SUBJ TO A UTILITY EASEMENT OVER THE WEST 15 FT & EAST 10 FT

Name(s) in which assessed: LENDON D MCCOMBS

THEREOF

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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00146P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000199TDAXXX

NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT 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 #: 2001415 Year of Issuance: 06/01/2021 Description of Property:

10-26-21-0010-09400-0000 ZEPHYRHILLS COLONY COM-PANY LANDS PB 1 PG 55 THE WEST 1/2 OF THE NORTH 1/2 TRACT 94 OR 3909 PG 1618 OR 8963 PG 3699 OR 8963 PG 3701

Name(s) in which assessed: MARK W STEVE 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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00137P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000206TDAXXX 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 #: 2005540 Year of Issuance: 06/01/2021 Description of Property:

22-24-16-0020-00D00-0140 GULF SIDE ESTATES PB 6 PGS 63-63A LOT 14 BLOCK D

Name(s) in which assessed: MICHAEL JAMES KUCHNICKI REVOCABLE LIVING TRUST MICHAEL JAMES KUCHNICKI TRUST MICHAEL JAMES KUCHNICKI

DECEASED TRUSTEE 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 February 27, 2025 at 10:00 am. January 09, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000193TDAXXX

NOTICE IS HEREBY GIVEN. That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2000610 Year of Issuance: 06/01/2021Description of Property:

26-24-21-0090-00000-0010 MICKENS HARPER PB 3 PG 158 LOT 1 OR 1321 PG 643

Name(s) in which assessed: ISAIAH STEWART JR ISAIAH STEWART RUBYE STEWART REUBEN STEWART

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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00132P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000203TDAXXX

NOTICE IS HEREBY GIVEN, That ALFRED DUROSCA, 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 #: 1601589 Year of Issuance: 06/01/2017

Description of Property: 09-25-16-0010-04400-0070 PORT RICHEY LAND COMPA-

NY SUB PB 1 PG 61 N 20 FT OF TR 44 EXC E 132 FT FOR SR NO $55~{\rm R/W~OR~3267~PG~414}$ Name(s) in which assessed: GEORGE A SMITH

DONNA L SMITH DONNA SMITH 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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00141P

NOTICE IS HEREBY GIVEN, That ERIN MENZER, 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

Description of Property: 32-26-16-0140-00600-0020 LAND COMPANY PLAT PB 1 PGS 68-70 TRACT 6 LYING WEST OF RR R/W EXC NORTH 550 FT THEREOF & EXC ELIZ-ABETH AVE RD R/W OR 403

Name(s) in which assessed: A DAVID BAILLIE JR ELEANOR I CLARK A DAVID BAILLIE IR & ELEANOR I CLARK ET AL GWENDOLYN ELLIS GERALD B BAILLIE ELIZABETH WEBSTER CAROL ATCHISON J S BAILLIE

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

on February 27, 2025 at 10:00 am. January 09, 2025

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

Jan. 24, 31; Feb. 7, 14, 2025 25-00131P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000194TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2002439 Year of Issuance: 06/01/2021 Description of Property: 23-26-20-0010-00200-0020

FOX RIDGE PLAT 1 PB 15 PGS 118-128 LOT 2 BLK 2 OR 8544 PG 1105 Name(s) in which assessed: JOHN H DAVENPORT JR CRYSTAL L DAVENPORT

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

NEIL DEE LOVE

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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025

25-00133F

FIRST INSERTION Notice of Application for Tax Deed 2024XX000208TDAXXX 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 #: 2005590 Year of Issuance: 06/01/2021 Description of Property:

23-24-16-0260-00000-0030 SEA PINES UNIT 2 MB 9 PG 60 LOT 3 RB 1069 PG 1956 Name(s) in which assessed: KATHERINE NUNEZ LILLIA BOSCH JAMES V HODNETT JR

J VICTOR HODNETT SR

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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00145P

FIRST INSERTION Notice of Application for Tax Deed 2024XX000195TDAXXX NOTICE IS HEREBY GIVEN,

That ELEVENTH TALENT 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

Certificate #: 2003323

17-24-18-0010-00000-1580 HIGHLAND FOREST UNREC

Name(s) in which assessed:

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

on February 27, 2025 at 10:00 am.

January 09, 2025

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000211TDAXXX

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

Description of Property: 18-26-16-0110-00000-0020 PALM LAKE TERRACE FIRST

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

online at http://pasco.realtaxdeed.com, on February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00148P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000210TDAXXX

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 #: 2009649 Year of Issuance: 06/01/2021 Description of Property:

SE1/4 OF SEC 34 EXC NORTH 75 FT OF EAST 116 FT THERE-OF LESS WEST 49 FT OF THE NORTH 83.8 FT SUBJECT TO INGRESS-EGRESS OVER EAST 150 FT OF SOUTH 15 FT

THEREOF Name(s) in which assessed: CARLOS A RODRIGUEZ RIVERA

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

on February 27, 2025 at 10:00 am. January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00147P

FIRST INSERTION Notice of Application for Tax Deed 2024XX000213TDAXXX

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 #: 2009469 Year of Issuance: 06/01/2021 Description of Property:

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TRACT 50 DESC AS: COM AT NW COR OF LOT 1535 OF BEACON SQUARE UNIT 13-A PB 9 PG 103 FOR POB TH N00DG 09' 29"E 122.43 FT TH N42DG 06' 06"E 61.85 FT TH S89DG 29' 47"E 18.66 FT TH S00DG 09' 29"W 168.69 FT TH

N89DG 29' 47"W 60 FT TO POB Name(s) in which assessed: HARMONY HOLDINGS GROUP

PHIL LATTO

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 February 27, 2025 at 10:00 am.

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00150P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000200TDAXXX

NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT 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 #: 2005318 Year of Issuance: 06/01/2021

Description of Property: 30-26-17-0050-00000-0010 TRINITY CROSSINGS PB 60 PG 060 LOT 1 LESS THAT POR DESC IN OR 7451 PG 1020, OR 7464 PG 1092 OR 7470 PG 1945 OR 7484 PG 1929 OR 7485 PG $1722~\mathrm{OR}~7472~\mathrm{PG}~742~\mathrm{OR}~7472~\mathrm{PG}$ 985 & OR 7528 PG 1203 SUBJ TO INGRESS EGRESS ESMT PER OR 7781 PG 1914 OR 7998 PG 1705

TRINITY PROFESSIONAL PARK OWNERS ASSOCIATION PAUL HOUVARDAS REGISTERED AGENT

Name(s) in which assessed:

January 09, 2025

Jan. 24, 31; Feb. 7, 14, 2025

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 February 27, 2025 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000191TDAXXX

property, and the names in which it was sessed are as follows: Certificate #: 1711798 Year of Issuance: 06/01/2018

PG 604

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,

By: Denisse Diaz Deputy Clerk

FIRST INSERTION Notice of Application for Tax Deed

2024XX000196TDAXXX NOTICE IS HEREBY GIVEN. That ELEVENTH TALENT 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 #: 2006312 Year of Issuance: 06/01/2021 Description of Property:

09-25-16-0760-00000-1440 PINELAND PARK UNREC PLAT LOT 144 COM NE COR OF TR TH S 00DG 21 LN OF TR 330 FT TH N89DG 51' 58"W 793.03 FT FOR POB TH CONT N 89DG 51' 58"W 86.86 FT TH S 00DG 20' 23"W 110 FT TH S89DG 51' 58"E 86.84 FT TH N00DG 21' 13"E 110 FT TO POB SUBJECT TO AN EASEMENT OVER THE SOUTH 25 FT & WEST 25 FT FOR PUBLIC ROAD R/W AND/OR UTILITIES ALSO THE NORTH 10 FT & EAST 3 FT SUBJECT TO DRAINAGE AND/

OR UTILITIES Name(s) in which assessed: SEAN J SUOJANEN JENNIFER L SUOJANEN

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.

All of said property being in the County

January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

on February 27, 2025 at 10:00 am.

Jan. 24, 31; Feb. 7, 14, 2025 25-00135P

Deputy Clerk

assessed are as follows:

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

PLAT TRACT 158 DESC AS EAST 1/2 OF SW1/4 OF SW1/4 OF NW1/4 OF SEC 17 EXCEPT NORTH 25.00 FT AND LESS NORTH 300 FT OF EAST 165 FT THEREOF OR 9663 PG 50

ITALO LLC SAMUEL J SALARIO REGISTERED AGENT

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,

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

25-00134P

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said

assessed are as follows: Certificate #: 2008533 Year of Issuance: 06/01/2021

ADDITION PB 6 PG 40 LOT 2 Name(s) in which assessed:

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000204TDAXXX NOTICE IS HEREBY GIVEN, That ALFRED DUROSCA, 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 #: 1607283 Year of Issuance: 06/01/2017 Description of Property:

29-25-17-0000-00100-0080 PARCEL LYING IN SE1/4 OF SEC 29 DESC AS:COM AT E1/4 SEC 46'09"W 1186.61 FT TH N89DEG 10'14"W 661.91 FT TH SOODEG 49'46"W 131.66 FT FOR POB TH CONT SOODEG 49'46"W 22.79 FT TH N89 DEG 36'43"W 165.54 FT TH N02 DEG 38'31"W 14.00 FT TH N87DEG 21'29"E 166.69 FT TO POB SUBJECT TO ESMT PER OR 4566 PG 1275 OR 4173 PG 1896 OR 4173 PG 1900 OR 4173 PG 1904 OR 4173 PG 1908

OR 4173 PG 1912 Name(s) in which assessed: DEB LIMITED PARTNERSHIP ALAN S GASSMAN PA 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 February 27, 2025 at 10:00 am. January 09, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk Jan. 24, 31; Feb. 7, 14, 2025

25-00142P

EAST 165 FT OF SOUTH 1/2 OF NE1/4 OF NE1/4 OF SE1/4 OF

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,

By: Denisse Diaz



floridapublicnotices.com

THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

25-00138P



--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000205TDAXXX

NOTICE IS HEREBY GIVEN. That DENNIS RYAN, 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 #:2019511 Year of Issuance: 06/01/2021 Description of Property:

30-24-21-0000-02700-0032 COM AT NW COR OF NW1/4 OF SW1/4 OF SEC 30 TH SOODEG 21' 25"W ALG WEST LINE OF NW1/4 OF SW1/4 50.00 FT TO PT ON SOUTH R/W LINE OF ST JOE RD TH S89 DEG 47'55"E ALG SAID R/W LINE 190.00 FT FOR POB TH CONT ALG SAID R/W LINE S89DEG 47'55"E 230.00 FT TH DEPART-ING SAID R/W LINE SOODEG 05'22"W 520.00 FT TH N89DEG 47'55"W 422.43 FT TO PT ON WEST LN OF NW1/4 OF SW1/4 OF SW1/4 TH NOODEG 21'25"E 292.00 FT TH S89DEG 47'55"E 190.00 FT TH NOODEG 21'25"E 228.00 FT TO POB LESS THAT POR DESC AS COM AT NW COR OF NW1/4 OF SW1/4 OF SEC 30 TH S00DEG21'25"W ALG WEST LINE OF NW1/4 OF SW1/4 50.00 FT TO SOUTH R/W OF ST JOE ROAD TH S89DEG47'55"E ALG R/W 190.00 FT FOR POB TH S89DEG47'55"E 230.00 FT TH S00DEG05'22"W 520.00 FT TH N89DEG47'55"W 422.43 FT TH N00DEG21'25"E 252.00 FT TH S89DEG47'55"E 190.00 FT TH N00DEG21'25"E 268.00 FT TO POB SUBJ TO EASEMENT FOR INGRESS/EGRESS OVER & ACROSS TH EAST 25.00 FT THEREOF. TOGETHER WITH ESMT FOR INGRESS/EGRESS OVER & ACROSS THE EAST 25.00 FT OF NE1/4 OF SE1/4 OF SEC 25

Name(s) in which assessed: VICTORIA B HAMMOND ANDREW W HAMMOND VICTORIA B & ANDREW W HAMMOND

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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025 25-00143P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000214TDAXXX

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 #: 2005178 Year of Issuance: 06/01/2021 Description of Property:

28-25-17-0200-27700-0230 MOON LAKE NO 20 MB 7 PGS 15 16 & 17 LOTS 23 & 24 BLK 277 OR 4861 PG 69

Name(s) in which assessed: RALPH MOORE ESTATE OF RALPH MOORE, DECEASED

JOANNE MOORE 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 February 27, 2025 at 10:00 am. January 09, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Jan. 24, 31; Feb. 7, 14, 2025



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.

--- ACTIONS / SALES ---

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

CASE NO. 2023CA004294CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDYTHE A. DAVIS, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 10, 2024, and entered in 2023CA004294CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF EDYTHE A. DAVIS, DECEASED; GERALD B. DITURSI; RACHEL J. SAVAGE A/K/A RACHEL SAVAGE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT: TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM I ASSO-CIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com. at 11:00 AM, on February 10, 2025, the follow-

FIRST INSERTION ing described property as set forth in said Final Judgment, to wit:
APARTMENT UNIT NO.

BUILDING NO. 3, TIMBER OAKS FAIRWAY VILLAS CON-DOMINIUM I, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 754, PAGES 494-571 INCLUSIVE, AMENDED IN O.R. BOOK 846, PAGE 446, O.R. BOOK 836, PAGE 544, O.R. BOOK 991, PAGE 1015, O.R. BOOK 1006, PAGE 499, O.R. BOOK 1006, PAGE 500, O.R. BOOK 1006, PAGE 501, O.R. BOOK 1009, PAGE 658, O.R. BOOK 1009, PAGE 659, O.R. BOOK 1099, PAGE 1514, O.R. BOOK 1025, PAGE 1773, O.R. BOOK 1031, PAGES 1771, 1772. 1775, O.R. BOOK 1031, PAGES 1773, 1775, 1776, O.R. BOOK 1038, PAGE 1439, O.R. BOOK 1038. PAGES 1440, 1441, O.R. BOOK 1040, PAGE 389, O.R. BOOK 1048, PAGES 1712, 1713, 1714, O.R. BOOK 1127, PAGE 308, O.R. BOOK 1180, PAGE 1490, O.R. BOOK 1414, PAGE 1175, O.R. BOOK 1850, PAGE 441, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ACCORDING TO PLAT BOOK 13, PAGES 38-44, PUBLIC RECORDS OF PASCO COUNTY. FLORIDA, TOGETHER WITH ALL APPURTENANCES AC-CORDING TO THE SAID DEC-LARATION OF CONDOMINI-

Property Address: 11130 CAR-RIAGE HILL DRIVE #1, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

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

Dated this 20 day of January, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-128811 - NaC

January 24, 31, 2025 25-00121P

FIRST INSERTION

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

CASE NO.: 2024 CA 002757 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, **SERIES 2006-5**, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNÉE,

LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JANET A. MCBATH,

DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other Parties Claiming An Interest By, Through, Under, or against The Estate of Janet A. Mcbath, Deceased Last Known Residence: Unknown

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

property in PASCO County, Florida: LOT G OF THE UNRECORD-ED CARINO SUBDIVISION IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA AND BEING A PORTION OF THE FORMER PARK AS SHOWN ON THE MAP OF A REPLAT OF LAKE PADGETT SOUTH UNIT FOUR, RE-CORDED IN PLAT BOOK 20,

PAGES 38-40, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT A CON-CRETE MARKER SITUATED AT THE NORTHWEST COR-NER OF SAID PARK PARCEL (SAME BEING THE NORTH-EAST CORNER OF LOT 322 OF THE REFERENCED RE-CORDED PLAT); THENCE RUN SOUTH 00 DEGREES 58' 50" WEST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 322; THENCE RUN SOUTH 89 DEGREES 01' 10 EAST, 146.65 FEET FOR A POINT OF BEGINNING OF LOT G; THENCE CONTINUE SOUTH 89 DEGREES 01' 10' EAST, 73.35 FEET TO THE NORTHWEST CORNER OF LOT 338 OF REFERENCED RECORDED PLAT; THENCE RUN SOUTH 00 DEGREES 58' 50" WEST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARK PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 338; THENCE RUN NORTH 89 DEGREES 01 10" WEST, 73.35 FEET ALONG THE SOUTH LINE OF SAID PARK PARCEL; THENCE RUN NORTH OO DEGREES 58' 50' EAST, 100.00 FEET TO THE POINT OF BEGINNING, SAID LOT G BEING SUBJECT TO AN EASEMENT FOR DRAIN-AGE AND UTILITIES OVER AND ACROSS THE SOUTH

10.00 FEET THEREOF. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 2/24/25, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

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

Dated on January 16th, 2025. As Clerk of the Court By: Haley Joyner As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221 -16552B Ref# 10338

January 24, 31, 2025 25-00118P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA CASE NO.: 2022-CA-000902 THE MONEY SOURCE INC,

Plaintiff, v. WALTER E. HRANOWSKI, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on February 24, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit: Lot 224, of OAK CREEK PHASE

ONE, according to the Plat thereof as recorded in Plat Book 53, Page(s) 40 to 52, inclusive, of the Public Records of Pasco County, Florida.

Property Address: 6840 Sparkling Way, Wesley Chapel, FL 33545 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

gagee or the Mortgagee's attorney.

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

SUBMITTED on this 16th day of January, 2025. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 January 24, 31, 2025 25-00122P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PASCO, FLORIDA.

CASE No. 2023CA004281CAAXWS SUN WEST MORTGAGE COMPANY, INC., Plaintiff, vs. CATHERINE MCLEOD AKA CATHERINE QUEVEDO, et al., **Defendants**

TO: CATHERINE MCLEOD AKA CATHERINE QUEVEDO 4005 WOODSVILLE DR. NEW PORT RICHEY, FL 34652

UNKNOWN SPOUSE OF CATH-ERINE MCLEOD AKA CATHERINE QUEVEDO 4005 WOODSVILLE DR, NEW PORT

RICHEY, FL 34652 UNKNOWN TENANT #1 4005 WOODSVILLE DR, NEW PORT

RICHEY, FL 34652 UNKNOWN TENANT #2 4005 WOODSVILLE DR, NEW PORT

RICHEY, FL 34652 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property

located in Pasco County, Florida: LOT 67, HARBOR ISLES SUB-LOT 1995, BEACON SQUARE, UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, $\,$ PAGE(S) 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default De-

partment, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 02/24/2025 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay Sys-

WITNESS MY HAND AND SEAL OF SAID COURT on this January 16, 2025. Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner

Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (23-001670-01)

January 24, 31, 2025 25-00119P

FIRST INSERTION

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

FLORIDA CIVIL DIVISION CASE NO.: 2024CA000837CAAXES

DIANE ARES, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES AND ASSIGNEES OF THE EST ATE OF SIEGFRIEND MULLER.

Defendant(s) UNKNOWN HEIRS, DEVI-SEES, GRANTEES AND ASSIGNEES OF THE ESTATE OF SIEGERIEND MULLER

Current Address: 2221 Sofia Dr., Lutz FL 33558

YOUR ARE HEREBY NOTI-FIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to quiet title to a certain real property described as follows:

26-26-18-0010-00000-0070 Section 26, Township 26 South, Range 18 East of Pasco County, ADVERSE POSSESSION FILED:

OF NE 1/4 OF SE 1/4 & E 1/4 OF NW 1/4 OF SE 1/4 & 1/17 INT IN SOPHIA DR AKA TR 18 LOT 7 BEING DSCB AS FOLLOWS COM SW COR OF El/4 OF NW $1/4~\mathrm{OF}~\mathrm{SE}~1/4~\mathrm{TH}~\mathrm{NooDG}~34\mathrm{MIN}$ 58"E 758.7FT TH E 207.44FT FOR POB TH E 110 FT TH S00DG 18MIN 50"W 479.82FT

TH N89DG 59MTN 20"W l l OFT TH NOODG 18MIN 50" E 479.80FT TO POB;LESS SR 54 SEC 14570-2521 PCL 168 PER OR 4256 PG 1816 CASE 99-6908CA OR 1061 PG 1947

Together with a Manufactured Home affixed to and located on the subject property with RP Sticker Number R120082 and VIN Number 0609654084 With a physical address: 2221 So-

fia Dr., Lutz FL 33558

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL. 33607, within (30) days from the date of first publication, and file the original with the clerk of the 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 02/24/2025

This Notice shall be published once each week for four consecutive weeks. DATED this January 16, 2025.

> Nikki Alvarez-Sowles, Esq. As Clerk of the Circuit Court By: Hayley Joyner Deputy Clerk

Invoice and Copy to: Ivan D. Ivanov, Esq. Ivanov and Wolf, PLLC. 3310 W. Cypress St., Suite 206Tampa, FL. 33607 Jan. 24, 31; Feb. 7, 14, 2025

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SUBSEQUENT INSERTIONS

PASCO COUNTY

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS RE: LOUIS ALLEN KING, Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled KING FAMILY LIVING TRUST, dated JUNE 23, 2010, died on December 19, 2024

The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

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

The date of the first publication of

this Notice is January 17, 2025.

Marty Allen King, Co-Trustee
7811 Shannon Ln. Zephyrhills, FL 33540 Ernest Allen King, Co-Trustee 11067 Marsh Wren Ave. Weeki Wachee, FL 34614 25-00071P SECOND INSERTION

HOPE INNOVATION DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hope Innovation District ("District") will hold a public hearing and regular meeting on February 4, 2025 at 1:00 p.m. at Speros Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638 for purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph. (407) 723-5900 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager

January 17, 24, 2025

25-00075P

SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the **Angeline Community Development District**

Notice is hereby given to the public and all landowners within the Angeline Community Development District (the "District"), comprised of approximately 2,226.63 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

February 11, 2025 Time: 6:00 p.m.

January 17, 24, 2025

Hilton Garden Inn Tampa Suncoast Parkway Place:

2155 Northpointe Parkway Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary,

Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address. The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at larry@breezehome.com or by phone at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contact-

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

Larry Krause, District Manager January 17, 24, 2025 25-00074P

FOURTH INSERTION

HOPE INNOVATION DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

 $Notice is hereby given that the Hope Innovation \ District (the "District") intends to use the uniform method of collecting non-additional content of the properties of the$ valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 4, 2025 at 1:00 p.m. at Speros Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management, roadways, water, wastewater, and reclaim water systems, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph. (407) 723-5900 at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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. Lynne Mullins

District Manager

January 3, 10, 17, 24, 2025

25-00015P

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOP-MENT DISTRICT

Notice is hereby given to the public and all landowners within Kenton Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 119.51 acres of land, entirely within unincorporated Pasco County, Florida, generally located south of County Road 52, west of County Road 577, north of Overpass Road and east of Interstate 75, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: February 7, 2025

TIME: 11:00 AM PLACE: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel

2740 Cypress Ridge Blvd. Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At

the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such $meeting. \ A copy of the agenda for these meetings \ may be obtained from the District Manager's Office. There \ may be an occasion$ where one or more supervisors will participate by telephone.

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

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

District Manager

January 17, 24, 2025

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

File No. 2024 CP 001741 CPA PROBATE DIVISION IN RE: ESTATE OF SUMNER A. BELL/ Deceased. The administration of the estate of

Sumner A. Bell, deceased, whose date of death was September 19, 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, Florida 34656. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is: January 17, 2025.

Samantha A. Hill Personal Representative

447 Rubens Drive East Nokomis, FL 34275 Eric. R. Hoonhout, Esq Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com 25-00070P January 17, 24, 2025

SECOND INSERTION

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

 $File\ No.\ 512024CP001779CPAXES$ Division X IN RE: ESTATE OF JEFFREY PORTER ALLING

Deceased. The administration of the estate of JEF-FREY PORTER ALLING, deceased, whose date of death was March 21, 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 repre-

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur

viving spouse is property to which the Florida Uniform Disposition of 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. The date of first publication of this

notice is January 17, 2025. Personal Representative: ALISSA A. ALLING

2 Finish Line Court Saratoga Springs, NY 12866 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 38410 North Avenue P.O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com January 17, 24, 2025 25-00080P

SECOND INSERTION

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

File No. 2025-CP-000021CPAXES IN RE: ESTATE OF EWELL BUFORD HOWARD Deceased.

The administration of the estate of EWELL BUFORD HOWARD, deceased, whose date of death was September 17, 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 mand is mad creditor a written as specified under s. 732.2211, Florida

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is Friday January 17, 2025.

Personal Representative: TED PORTER HOWARD 17231 Brighton Lake Road

Land O' Lakes, Florida 34638 Attorney for Personal Representative: PHILIP V. HOWARD Attorney Florida Bar Number: 106970 2400 First Street, Unit #300 Fort Myers, Florida 33901 Telephone: (239) 337-6750 Fax: (239) 208-5459 E-Mail: phoward@hahnlaw.com Secondary E-Mail: jstone@hahnlaw.com Secondary E-Mail: vbaker@hahnlaw.com January 17, 24, 2025 25-00096P

25-00082P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001622CPAXES

Division A IN RE: ESTATE OF MARY E. ELSWICK Deceased.

The administration of the estate of MARY E. ELSWICK, deceased, whose date of death was June 7, 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 appli unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING 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 January 17, 2025.

Personal Representative: TAMATHA NORTHROP

238 Lynwood Avenue Elmira Heights, NY 14903 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 January 17, 24, 2025 25-00097P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY PROBATE DIVISION File No. 2024-CP-1893 IN RE: ESTATE OF JUDITH E. BASAR Deceased.

The administration of the estate of JUDITH E. BASAR, 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, 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 by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING 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 January 17, 2025.

Personal Representative: Jacqueline Howl 118 Retford Drive

Liverpool, New York 13088 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 January 17, 24, 2025 25-00098P

--- ACTIONS / SALES ---

SECOND INSERTION

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

2024CA001841CAAXES PENNYMAC LOAN SERVICES, PLAINTIFF, VS. SHEILA BELL, ET AL.

To: WILLIAM MICHAEL QUINTANA A/K/A WILLIAM J. QUINTANA RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 25 N. Belcher Road, Apt. G84, Clearwater, FL 33765 THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHEILA BELL A/K/A SHEILA JOANNE BELL (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS 16808 Forge Surf St,

Land O Lakes, FL 3463 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Pasco County, Florida:

LOT 193, OF ANGELINE
PHASES 1A, 1B, 1C, AND 1D,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the origi-

nal with the Clerk of the Court, within 30 days after the first publication of this notice, either before 2/18/25 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date: 1/13/25

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

Tromberg, Morris & Poulin, PLLC Attorneys for Plaintiff 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 24-000685 January 17, 24, 2025 25-00095P

SECOND INSERTION

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

2024-CP-002011-ES IN RE: ESTATE OF LYNETTE ANNE LOGES Deceased.

The administration of the estate of LYNETTE ANNE LOGES, deceased, whose date of death was November 15. 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 representatives and 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.

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

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

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: January 17, 2025. Personal Representatives: s/s Brian Loges 19129 Jones Road

Jerseyville, Illinois 62052 /s/ Mark Loges 19129 Jones Road Jerseyville, Illinois 62052 Attorney for Personal Representatives:

/s/ Brian Arrighi Brian Arrighi, Esq. Attorney Florida Bar Number: 0010268 NORTH TAMPA LAW GROUP, LLC

26852 Tanic Drive Suite 102 Wesley Chapel, Florida 33544 Telephone: (813) 518-7411 Fax: (866) 207-2020

E-Mail: brian@northtampalawgroup.comSecondary E-Mail:

 $\stackrel{\circ}{\operatorname{service}} \stackrel{\circ}{@} \operatorname{northtampalawgroup.com}$ January 17, 24, 2025 25-00072P

SECOND INSERTION

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

Case No. 24-CA-002425CAAXWS EVOLUTION CONTRACTING. LLC, a Florida limited liability company,

Plaintiff, vs GENERATIONS CHRISTIAN CHURCH AT TRINITY, INC., a Florida non-profit corporation. Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Consent Judgment for Lien Foreclosure entered on December 23, 2024, in Civil Case No. 24-CA-002425CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida wherein Evolution Contracting, LLC, a Florida limited liability company, is Plaintiff and Generations Christian Church at Trinity, Inc., a Florida non-profit corporation, is Defendant, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash at www.pasco.realforeclosure. com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2025 at 11:00 a.m. the following described property as set forth in said Order of Final Consent Judgment, to

A parcel of real property located and lying in Section 35 and 36, Township 26 South, Range 16 East, Pasco County, Florida, as more particularly described in that certain Special Warranty Deed recorded in Official Records Book 4615, beginning at Page 627, Public Records of Pasco County, Parcel Tax ID#

36-26-16-0000-00300-0100. 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 disabil-

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

DATED: January 9, 2025. BERLIN | PATTEN | EBLING, PLLC By: /s/ Francisco O. Garcia Francisco O. Garcia, Esq. FBN 0105149 324 S. Hyde Park Ave., Suite 325 Tampa, Florida 33606 P: (813) 467-7500 | F: (941) 954-9992 Primary Email: servicebpetpa@berlinpatten.com Secondary Email: kwilson@berlinpatten.com

25-00066P

Attorney for Plaintiff

January 17, 24, 2025

SECOND INSERTION NOTICE TO CREDITORS

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002078 IN RE: ESTATE OF KENNETH NEWBERN, aka KENNETH F. NEWBERN

Deceased. The administration of the estate of KENNETH NEWBERN, also known as KENNETH F. NEWBERN, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal

representative's attorney are set forth

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

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: January 17, 2025.

ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 25-00069P January 17, 24, 2025

--- ESTATE ---

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

File No. 51-2024-CP-1947-CP-WS IN RE: ESTATE OF EDWARD C. HARRISON Deceased.

The administration of the estate of Edward C. Harrison, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 January 17, 2025. Personal Representative: Jamie Ann Byrnes

7020 Brentwood Drive Port Richey, Florida 34668 Attorney for Personal Representative: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728

WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary E-Mail: stacey@flprobatetrustlaw.com January 17, 24, 2025

25-00073P

SECOND INSERTION

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

Case No.: 2024CA000906CAAXWS SOUTHSTATE BANK. N.A. a national banking association, f/k/a SOUTH STATE BANK, N.A.,

Plaintiff, vs. LAUREL ANN MARIE CHAVEZ, UNKNOWN SPOUSE OF LAUREL ANN MARIE CHAVEZ, UNKNOWN TENANT 1 AND UNKNOWN

TENANT 2, Defendants. Notice is hereby given that pursuant to the uniform default final judgment of foreclosure entered August 20, 2024 and order rescheduling sale entered January 9, 2025, in case number 2024CA000906CAAXWS in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., as Plaintiff, and LAUREL ANN MARIE CHAVEZ, UNKNOWN SPOUSE OF LAUREL ANN MARIE CHAVEZ, UNKNOWN TENANT 1 AND UN-KNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.pasco. realforeclose.com, at 11:00 a.m. on the 27th day of February, 2025, the following described real and personal property as set forth in said final judgment, to wit:

Lot 16, ODESSA GARDENS, ac-

cording to the map or plat thereof as recorded in Plat Book 6, Page 30, together with an undivided 1/43rd interest in and to Lot 43, in said ODESSA GARDENS, Public Records of Pasco County, Florida. Together with a 2000 double-wide mobile home,

VIN #GMHGA6499900557A and VIN #GMHGA6499900557B. Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff

25-00067P January 17, 24, 2025

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-1217

IN RE: ESTATE OF IRA ALLEN THACKER Deceased. TO: Courtney Leigh Thacker

3429 Lawn Brook Court

dress are:

Melbourne, Florida 32934

YOU ARE NOTIFIED that Notice of Administration and Petition to Sell Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and adCarl A. Feddeler, IV Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880

on or before 02-17-2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice

Signed on this 10th day of January, 2025. Nikki Alvarez-Sowles, Esq.

(SEAL) Deputy Clerk: Beverly Bray Jan. 17, 24, 31; Feb. 7, 2024 25-00091P

As Clerk of the Court

SECOND INSERTION

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

FileNo. 512024CP001624CPAXWS IN RE: ESTATE OF PARUL S. SHERARD, Deceased.

The administration of the Estate of $PARUL\,S.\,SHERARD,\,deceased,\,whose$ date of death was April 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 January 17, 2025.

Personal Representative:

KSHITII S. SHERARD 4557 Amberly Oaks Court

Tampa, Florida 33614 Attorney for Personal Representative: RACHEL ALBRITTON LUNSFORD Florida Bar Number: 0268320 CULLEN I. BOGGUS Florida Bar Number: 112393 Gunster, Yoakley & Stewart, P.A. 401 East Jackson Street, #1500 Tampa, Florida 33602 (813) 228-9080 (813) 228-6739 fax $\hbox{E-Mail: rlunsford@gunster.com}$ cboggus@gunster.com snieder@gunster.com eservice@gunster.com

January 17, 24, 2025

SECOND INSERTION

25-00068F

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000002 IN RE: ESTATE OF MARK S. NELSON, Deceased.

The administration of the estate of MARK S. NELSON, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: January 17, 2025. Signed on this 1/13/2025.

/s/ Lindsay Nelson LINDSAY NELSON Personal Representative 140 E. Hartsdale Ave, Apt. 4A Hartsdale, NY 10530

/s/ Kole J. Long Kole J. Long, Esq. Attorney for Personal Representative Florida Bar No. 99851 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Email: Kole@specialneedslawyers.com

Jennifer@specialneedslawyers.com January 17, 24, 2025 25-00099P SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001988 IN RE: ESTATE OF RISCARDO CORREA

Deceased.

The administration of the estate of Riscardo Correa, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2024-CP-001988. The names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:

Larry D. Miranda

7 Jones Pl Jersey City, NJ 07306 Attorney for Personal Representative: Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 104-1 Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: of fice@gadielespinozalaw.com

25-00081P

SECOND INSERTION

January 17, 24, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001892 IN RE: ESTATE OF MARGARET MULLEN COOK Deceased.

The administration of the estate of Margaret Mullen Cook, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 4111 Snipe Lane, Land O'Lakes, Florida 34639. 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 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is: January 17, 2025.

Personal Representative: James P. Mullen 4111 Snipe Lane

Land O'Lakes, Florida 34639 Attorney for Personal Representative: Karl Magnus, Attorney Florida Bar Number: 0177407 3632 Land O'Lakes Blvd. Land O'Lakes, Florida 34639 Telephone: (847) 368-0000 Fax: (847) 352-2964 E-Mail: Karl@KarlMagnus.com $\hbox{E-Mail: AttorneyMagnus@gmail.com}\\$ January 17, 24, 2025 25-00100P PASCO COUNTY

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs.

Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County. Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 15th day of April, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

17-26-16-0010-00000-0220

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

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

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426

SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2023CA004990CAAXWS Freedom Mortgage Corporation, Plaintiff, vs.

Wendy Carson, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 15th day of April, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID:

 $23\hbox{-}24\hbox{-}16\hbox{-}0080\hbox{-}00000\hbox{-}0010$ Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 14th day of January, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default

will be entered against you for the relief

demanded in the complaint or petition

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Public Information Dept.

Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654;

(727) 847-8110 (V) in New Port Richev:

(352) 521-4274, ext 8110 (V) in Dade

City, at least 7 days before your 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-

THIS NOTICE SHALL BE PUB-

WITNESS my hand and the seal of

CLERK OF THE CIRCUIT COURT

Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

LISHED ONCE A WEEK FOR TWO

this Court at County, Florida, this Janu-

(2) CONSECUTIVE WEEKS.

ary 14, 2025

Partners, PLLC

tion regarding transportation services.

25-00101P

File # 23-F02252

filed herein.

SECOND INSERTION

January 17, 24, 2025

NOTICE OF ACTION

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

 $CASE\,NO.\,2024CA001842CAAXES$

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

FOR RCAF ACQUISITION

TRUST.

Plaintiff, vs.

Defendant(s),

following property:

FLORIDA.

SCARINGI,

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

DEBORAH LAGRASSA AND LISA

SCARINGI AND KATHY MEYERS

TO: UNKNOWN SPOUSE OF LISA

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-

an action to foreclose a mortgage on the

LOT 198, PLANTATION PALMS,

PHASE ONE, ACCORDING

TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK

39, PAGES 66-72, PUBLIC RE-

CORDS OF PASCO COUNTY,

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 Con-

with the clerk of this court either before

YOU ARE HEREBY NOTIFIED that

AND THOMAS WERNET, et. al.

tion regarding transportation services. Dated this 14th day of January, 2025. January 17, 24, 2025

25-00102P

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

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

Case No. 512024CA001125CAAXES Division J5

RBA PROPERTIES, INC. Plaintiff, vs.

JASON HERNANDEZ, PHENIX SUPPLY COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plain-tiff entered in this cause on January 6, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

THAT PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING BETWEEN TAMPA NORTHERN RAIL-ROAD AND U.S. 41, LESS THE FOLLOWING DESCRIBED FOLLOWING DESCRIBED LAND; COMMENCE AT THE NE CORNER OF SAID LAND, RUN SOUTH ALONG THE WEST RIGHT-OF-WAY OF U.S. 41 TO A POINT 50 FEET NORTH OF A POLE DESIG-NATED AS (SC 4-0-3 WIRE TO MAIN BLDG) THENCE RUN WEST TO THE RAILROAD RIGHT-OF-WAY, THENCE RUN TO A NORTH-WESTERLY DI-RECTIONS ALONG THE EAST RIGHT-OF-WAY, OF THE RAIL-ROAD TO THE NORTHWEST CORNER OF THAT PART OF THE SE 1/4 OF THE NW 1/4, LYING BETWEEN TAMPA

U.S. #41, THENCE RUN EAST TO THE POINT OF BEGIN-NING; THE LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST COR-NER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, RUN THENCE WEST 573.4 FEET TO THE WESTERLY R/W LINE OF U.S. HWY. NO. 41, THENCE N. 10°38'30" E., ALONG R/W LINE 61.05 FEET TO THE INTERSEC-TION OF THE EASTERLY R/W LINE OF 61.05 FEET TO IN IN-TERSECTION OF THE EASTER-LY R/W LINE OF THE TAMPA NORTHERN R.R. FOR A POINT OF BEGINNING; CONTINUE THENCE N. 10°38'30" E. ALONG SAID WESTERLY R/W LINE OF U.S. HWY NO. 41, A DIS-TANCE OF 710.9 FEET THENCE RUN WEST 165.8 FEET TO THE EASTERLY R/W LINE OF THE TAMPA NORTHERN R.R., THENCE SOUTHERLY ALONG SAID R/W LINE TO THE POINT

NORTHERN RAILROAD AND

OF BEGINNING SUBJECT TO A NON-EXCLU-SIVE DRIVEWAY AND UTILI-TIES EASEMENT AGREEMENT AS SET FORTH IN OFFICIAL RECORDS BOOK 9497, PAGE 2210, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA; MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS:

SECOND INSERTION

COMMENCE AT THE SOUTH-NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N. 90°00'00"W., (ASSUMED BEARING) 573.40 FEET; THENCE N. 10°38'30"E., 153.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL ENCUMBERED BY THIS EASEMENT (OWNED BY: RBA PROPERTIES, INC.) (P.I.D. 24-26-18-0000-02200-0000); THENCE CONTINUE N. 10°38'30"E., 272.03 FEET FOR A POINT OF BEGINNING; THENCE N. 90°00'00"W., 74.46 FEET TO THE EASTERLY LINE OF A 100' CSX RAILROAD RIGHT-OF-WAY AND A POINT ON A CURVE CONCAVE TO THE EAST, THENCE ALONG SAID RIGHT-OF-WAY LINE ON AN ARC TO THE LEFT 60.16 FEET, SAID CURVE HAVING A RADIUS OF 2913.72 FEET, CEN-TRAL ANGLE OF 01°10'59", AND SUBTENDED BY A CHORD OF N. 04°08'35"W., 60.16 FEET; THENCE N. 90°00'00"E., 90.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY NO. 41; THENCE S. 10°38'30"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 61.05 FEET TO THE POINT OF BEGINNING.

and commonly known as: 3619 LAND O LAKES BLVD, LAND O LAKES, FL 34639; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 25, 2025 at 11:00 A.M.

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

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

Dated this January 14, 2025 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff

Invoice to: David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 339335/2324227/CMP 25-00090P January 17, 24, 2025

SECOND INSERTION

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

CASE NO. 2024CA000572CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILLINGTON, DECEASED, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 02, 2024, and entered in 2024CA000572CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE COR-PORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILL-INGTON, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; ETHEL CHUBRE; KENNETH MIL-LINGTON are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 03, 2025, the following described property as set forth in

said Final Judgment, to wit: LOT 1297, THE LAKES, UNIT EIGHT ACCORDING TO THE THEREOF RECORDED IN PLAT BOOK 22, PAGES 120 AND 121, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8336 COR-NEY DRIVE, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14 day of January, 2025.

Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-170013 - EuE January 17, 24, 2025 25-00093P

By: \S\Danielle Salem

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022CA000998CAAXES MTGLQ INVESTORS, L.P.

Plaintiff(s), vs. TANYA W. LAWRENCE; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on January 9, 2025 in the above-cap tioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of February, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclo-

sure or order, to wit:

ALL THAT CERTAIN REAL
PROPERTY SITUATED IN THE COUNTY OF PASCO STATE OF FLORIDA, DE-SCRIBED AS FOLLOWS: Lot 42, Block 38, SEVEN OAKS PARCELS S-7B, a subdivision according to the plat thereof recorded in Plat Book 47, Page 74 in the Public Records of Pasco

County, Florida. Property address: 26612 Shore grass Drive, 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.

Pursuant to the Fla. R. Jud. Adabove signed for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

ments required to be served on the par-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 IMMEDIATELY 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) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-002539-1 25-00103P January 17, 24, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019-CA-003173-ES GTE FEDERAL CREDIT UNION

D/B/A/GTE FINANCIAL, Plaintiff, vs. OLGA M. BONELLI A/K/A OLGA **BONELLI; CESAR AGUSTO**

BONELLI AKA C. AGUSTO Defendant(s) NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated June 12, 2023, and entered in 2019-CA-003173-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and OLGA M. BONELLI A/K/A OLGA BONEL-LI: CESAR AGUSTO BONELLI AKA C. AGUSTO BONELLI; WILDER-

NESS LAKE PRESERVE HOMEON-WERS ASSOCIATION ; CENTURY BANK OF FLORIDA; UNKNOWN PARTY #1 are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK L, OF WILDER-

NESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 21507 COR-MORANT COVE DRIVE, LAND O LAKES, FL 34637

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILI-

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

commodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 14 day of January, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-054323 - MaM 25-00094P January 17, 24, 2025

JBSCRIBE TO THE BUSINESS OBSERVER

gress Ave., Suite 100, Boca Raton, Flor-6409 Congress Ave., Suite 100 ida 33487 on or before 02/18/2025/ Boca Raton, FL 33487 (30 days from Date of First Publica-PRIMARY EMAIL: flmail@raslg.com tion of this Notice) and file the original 24-204744

January 17, 24, 2025

Robertson, Anschutz, Schneid, Crane &

25-00092P

(SEAL)

Nikki Alvarez-Sowles

Call: (941) 362-4848 or go to: www.businessobserverfl.com