PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO ESTABLISH FEE STRUCTURE FOR USE OF THE EPPERSON NORTH LAKE HOUSE AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Epperson North Community Development District ("District") will hold a public hearing on Monday, February 10, 2025, at 6:00 p.m., at the Epperson North Lake House 9045 Ivy Stark Blvd. Wesley Chapel, Florida 33545, for the purpose of hearing comments and objections on the adoption of the proposed fee structure for use of the Epperson North Lake House. A regular board meeting of the District will also be held at 7:00 p.m. (or directly thereafter the conclusion of the public hearing on the establishment of fee structure for the use of the Epperson North Lake House public hearing) at the Epperson North Lake House 9045 Ivy Stark Blvd. Wesley Chapel, Florida 33545 and at that time where the Board may consider any other business that may properly come before it. A copy of the agenda may be ob-tained at the offices of the District Manager, c/o INFRAMARK INFRASTURC-TURE MANGEMENT SERVICES("District Manager's Office"), 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 during normal business hours, or by visiting the District's website at https:// https://www.eppersonnorthcdd.org. 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 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 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. 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.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

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 31, 2025

25-00165W

25-00188P

FIRST INSERTION NOTICE OF RULE DEVELOPMENT BY THE ANGELINE COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Angeline Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure 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, pre-qualification, 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.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations. Specific legal authority for the adoption of the proposed Rules of Procedure in-

cludes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, $190.007, \ 190.008, \ 190.011(3), \ 190.01(5), \ 190.011(11), \ 190.033, \ 190.033(3), \\ 190.035(2), \ 218.391, \ 255.0525, \ 255.20, \ 286.0105, \ 286.0114, \ 287.017, \ and \ 287.055, \\ \end{array}$ Florida Statutes

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 via email at larry@breezehome.com or by calling 813-565-4663.

Angeline Community Development District Larry Krause, District Manager

January 31, 2025

FIRST INSERTION NOTICE OF BOARD MEETING

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors of the Coppersrping Community Development District will hold their regular monthly meeting on February 11, 2025 at 10:00 a.m. at the Residence Inn by Marriott Tampa, located at 2101 Northpointe Parkway, Lutz, Florida 33588.

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 District Manager r located at 3434 Colwell Aven 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.

FIRST INSERTION **Connerton East 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 Connerton East Community Development District are scheduled to be held at 9:00 a.m. or immediately following the New Port Corners Community Development District meeting * except September will convene at 5:00 p.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588:

> 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 of fice, 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 ad-vised 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.

Connerton East Community Development District Debby Wallace

District Manager

January 31, 2025

FIRST INSERTION NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

25-00180P

A public hearing will be conducted by the Board of Supervisors of the Preserve at South Branch Community Development District ("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.

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. Prior notice of rule development was published in the Business Observer on January 24, 2025.

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 Ne-gotiation 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, 255.0518, 255.0525, 255.20, 286.0105, 255.0518, 255.0525, 255.20, 286.0105, 255.0528, 255.05

286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019). A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at c/o Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, 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. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Flo

FIRST INSERTION

Angeline Community Development District Request for Proposals for Annual Audit Services

The Angeline Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal ending September 30, 2025, 2026, and 2027, with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida and has an operating and debt service budget of approximately \$132,696.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Larry Krause via email at Larry@breezehome.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by Monday, February 17, 2025, at 2:00 p.m. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-565-4663. January 31, 2025 25-00170P

FIRST INSERTION

NOTICE OF SHADE SESSION AND REGULAR BOARD MEETING OF THE PRESERVE AT SOUTH BRANCH

COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that a Security Related Session will be conducted by the Board of Supervisors (the "Board") of The Preserve at South Branch Community Develop-

ment District (the "District") on Tuesday, February 4, 2025, at 4:00 p.m. at SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638. Also at this time, the Board will hold its regular meeting to consider any and all business which may properly come before it. Under the parameters of Section 119.0713, Florida Statutes, the person chairing the regular meeting will announce the commencement of an executive shade session closed to the public for the purpose of discussing security of the District.

This session may be attended by the following individuals: Chair Anthony Snyder, Vice Chair Rob Howard, Supervisor Jules Abercrombie, Supervisor David Silver-stein, M.D., Supervisor Thomas Handrick, Jr., District Manager Barry Jeskewich, District Counsel Lindsay Moczynski, and Field Manager Michael Bush.

At the conclusion of the shade session, the public meeting will be reopened, and termination of the shade session will be announced. All members of the public are invited to attend the regular portion of the Board meeting.

The regular meeting may be continued to a date, time and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the regular meeting and shade session, one or more Supervisors may participate by telephone or other electronic means.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 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), or aid in contacting the District Office.

Barry Jeskewich, District Manager The Preserve at South Branch Community Development District January 31, 2025

25-00181P

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hello Neighbor Magazine located at 38210 McDonald Street in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of January, 2025. Doreen Lewis LLC Doreen Lewis

January 31, 2025 25-00183P

FIRST INSERTION Notice Under Fictitious Name Law

According to Florida Statute Number 865.09

25-00167P

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PJS PRINTING STUDIO located at 2705 BORA BORA PL in the City of HOLIDAY, Pasco County, FL 34691 intends to register the said name with the Division of Corporations of the Depart-ment of State, Tallahassee, Florida. Dated this 23rd day of January, 2025. DEBRA LEE MORGAN

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/14/2025 at 10:30 a.m., the following

25-00203P

FIRST INSERTION According to Florida Statute

at P. O. Box 5027 in the City of Hud-

son, Pasco County, FL 34674 intends to register the said name with the Division

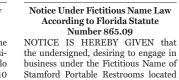
of Corporations of the Department of

State, Tallahassee, Florida. Dated this 27th day of January, 2025.

Imperial Restrooms, Inc

Edward Garcia

January 31, 2025



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

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

Sean Craft

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25-00179P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Onway IT located at 1698 Virginia Willow Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel, Florida, this 23rd day of January, 2025. FUSION IT SERVICES LLC January 31, 2025 25-00166P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of PRECISION GARAGE DOOR SERVICES OF LAND O' LAKES located at 6622 Land O Lakes Blvd, Suite 101 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of January, 2025. Reliable Doors Clearwater, LLC 25-00190P January 31, 2025

Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for alc	in contacting the
District Manager's Office.	
Barry Jeskewich, District Manager	
Preserve at South Branch Community Development District	
January 31, 2025	25-00187P

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on February 12, 2025, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsrcdd.com/.

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 at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager January 31, 2025

property will be sold at public auction pursuant to F.S. 715.109: A 1973 HILL mobile home bearing vehicle identification number 02614662G and all personal items located inside the mobile home. Last Tenant: Sydney Danforth and Samantha Marie Mercado Cole. Sale to be held at: COB MHC HILL-SIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494. Jan. 31; Feb. 7, 2025 25-00191P

FIRST INSERTION

January 31, 2025

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: No-tice is hereby given that on on 03/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 3465 NEW RIVER RD WESLEY CHAPEL, FL 33543 pursuant to Florida Statute 713.585. 1FTMF1C58KKD59813 2019 FORD 6315.92 Lienor Name: JERRY'S AUTO BODY SOLUTIONS CORP Lienor Telephone #: 813-697-1791 MV License #: MV-111556 Location of Vehicles: 3465 NEW RIVER RD WESLEY CHAPEL, FL 33543 25-00204P January 31, 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 business under the Fictitious Name of Long Island Potties located at P. O. Box 5027 in the City of Hudson, Pasco County, FL 34674 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of January, 2025. Imperial Restrooms, Inc Edward Garcia 25-00182P January 31, 2025



--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE Notice Is Hereby Given that Warren Averett Staffing and Recruiting, LLC, 2500 Action Rd, Birmingham, AL 35243, desiring to engage in business under the fictitious name of Warren Averett Executive Search and Recruiting, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. January 31, 2025 25-00205P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002084 IN RE: ESTATE OF RICHARD ZELLER. aka RICHARD LEE ZELLER

Deceased. The administration of the estate of RICHARD ZELLER, also known as RICHARD LEE ZELLER, deceased, whose date of death was December 2. 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 31, 2025. Signed on this 12th day of December,

2025.CAROLYN SUE LAVEY Personal Representative 15794 Pleasant View Road Mt. Vernon, OH 43050 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com Jan. 31: Feb. 7. 2025 25-00162P

FIRST INSERTION NOTICE TO CREDITORS **RE: MARION C. MCDONALD,**

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-001874-CPA-WS

IN RE: ESTATE OF MOLLY LARSON KASUN Deceased.

The administration of the estate of MOLLY LARSON KASUN, deceased, whose date of death was October 15, 2024; File Number 51-2024-CP-001874, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 de-mands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 31, 2025. WILLIAM K. LOVELACE

Personal Representative 401 S. Lincoln Avenue

Clearwater, FL 33756 WILLIAM K. LOVELACE Attorney for Personal Representative Email: fordlove@tampabay.rr.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford & Lovelace, P.A. 401 South Lincoln Ave. Clearwater, Florida 33756 Telephone: 727-446-1036 Jan. 31; Feb. 7, 2025 25-00163P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001784-ES IN RE: ESTATE OF ANGEL VELEZ, Deceased.

The administration of the estate of AN-GEL VELEZ, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 512024CP001678CPAXWS **Division Probate** IN RE: ESTATE OF

JOHN MASON BACHELDER Deceased.

The administration of the estate of JOHN MASON BACHELDER, deceased, whose date of death was April 2024, File Number 512024CP-001678CPAXWS, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE 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 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 31, 2025. Personal Representative:

Tiffany Street 1911 Meadow Drive Clearwater, FL 33763 Attorney for Personal Representative: Dominic F. DeCesare, Esq. Florida Bar No. 1017764 Foster & Fuchs, P.A. 4425 Military Trail, Suite 109 Jupiter, FL 33458 Jan. 31; Feb. 7, 2025 25-00175P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-000042

IN RE: ESTATE OF

JAMES L. PRESLEY

aka JAMES LYNN PRESLEY

Deceased.

The administration of the estate of JAMES L. PRESLEY, also known as

JAMES LYNN PRESLEY, deceased,

whose date of death was January 2.

2024, is pending in the Circuit Court

for Pasco County, Florida, Probate

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP002056ES IN RE: ESTATE OF Jay C. Brown a/k/a Jay Courtney Brown Decedent.

The administration of the estate of Jay C. Brown a/k/a Jay Courtney Brown, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION 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 de scribed 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 FOREV-ER 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 isJanuary 31, 2025. Personal Representative: David Garcia

14703 18th Street Dade City, FL 33523 Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 E-Mail: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com Jan. 31; Feb. 7, 2025 25-00177P

The personal representative has no

duty to discover whether any prop-

erty held at the time of the decedent's

death by the decedent or the dece-dent's surviving spouse is property to

which the Florida Uniform Disposi-

tion 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 credi-

tor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002015 IN RE: ESTATE OF PETER RAY SANBORN, Deceased.

The administration of the estate of PE-TER RAY SANBORN, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 550 W. Main Street. Tavares, FL 32778. 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 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 31, 2025. SARA MCAULEY

Personal Representative

36450 Shady Lane Dade City, FL 33525 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 Jan. 31; Feb. 7, 2025 25-00196P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001701 IN RE: ESTATE OF BARBARA ANN FREEMAN, Deceased.

The administration of the estate of BARBARA ANN FREEMAN, deceased, whose date of death was JULY 29. 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 LITTLE RD, NEW PORT RICHEY, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

estate, on whom a copy of this notice is required to be served, must file their claims with this court ON

OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is January 31, 2025. MARION STRINGER

Personal Representative 6635 Lamprey Lane New Port Richey, FL 34653

MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239.434.0840 / F: 239.434.0940 matthew@dickmanlawfirm.org 25-00169P Jan. 31; Feb. 7, 2025

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000071 IN RE: ESTATE OF FREDIA MAE RUSSELL Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Fredia Mae Russell, deceased, by the Circuit Court for Pasco County, Florida, Probate Divi-

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

--- ESTATE ----

Deceased

ALL PERSONS HAVING TO: CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled FRANK L. SR. & MARION C. MCDONALD LIVING TRUST, dated APRIL 30, 2002, died on January 11, 2025

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 31, 2025.

Kristie A. Harkins,, Trustee 3 Quinn Rd. Briarcliff Manor, NY 10516 25-00199P Jan. 31; Feb. 7, 2025



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 date of first publication of this Notice is January 31, 2025. Personal Representative:

MILENÂ VELEZ 4817 White Bay Cir. Wesley Chapel, FL 33545 Attorney for Personal Representative: ANTHONE R. DAMIANAKIS, ESQUIRE FRN102740 PEACOCK, GAFFNEY & DAMIANA-KIS, P.A. tony@pgdlaw.net; lisa@pgdlaw.net 2348 Sunset Point Rd., Clearwater, FL 33765 (727) 796-7774 Jan. 31; Feb. 7, 2025 25-00200P Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

Florida Statutes.

FIRST INSERTION

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 31, 2025. Signed on this 6th day of January, 2025.

REBECCA C. BELL Personal Representative 7920 U.S. Highway 19 Port Richey, FL 34668 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com 25-00164P Jan. 31; Feb. 7, 2025

sion, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 27, 2024; that the total value of the estate is \$13,800.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Melissa Jan White 1924 Brenda Drive Henderson, KY 42420 Tana Crabtree 3348 Lanark Drive Holiday, FL 34690 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 31, 2025.

Person Giving Notice: Tana Crabtree 3348 Lanark Drive Holiday, Florida 34690 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Jan. 31; Feb. 7, 2025 25-00185P



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001710-CPAXES IN RE: ESTATE OF JAMES KLAFF A/K/A JAMES A. KLAFF Deceased.

The administration of the estate of James Klaff a/k/a James A. Klaff, de-ceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

The personal representative 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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

notice is January 31, 2025. Personal Representative: LAWRENCE KLAFF 5241 Brisata Circle, Unit A Boynton Beach, Florida 33437 Attorney for Personal Representative: LORI VELLA Florida Bar Number: 356440

14502 North Dale Mabry Highway Suite 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: AttorneyLori@lorivella.com Jan. 31; Feb. 7, 2025

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2024CP001572

Division: Probate

IN RE: ESTATE OF

SHIRLEY MAE BANFILL

Decedent.

The administration of the estate of

SHIRLEY MAE BANFILL, deceased,

whose date of death was January 29, 2023, is pending in the Circuit Court

for Pasco County, Florida, Probate Divi-

sion, the address of which is 7530 Little

NOTICE.

ALL CLAIMS NOT FILED WITHIN

BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

The date of first publication of this

Law Office of Lori Vella, PLLC

25-00176P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000063CPAXES IN RE: ESTATE OF STEPHEN JAMES HUBER

--- ESTATE ----

Deceased. The administration of the estate of Ste-

phen James Huber, deceased, whose date of death was July 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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 date of first publication of this

notice is January 31, 2025. John Huber

1337 S. Crissey Road Holland, Ohio 43528 Personal Representative SHUMAKER, LOOP & KENDRICK,

LLP Attorneys for Personal Representative Luis A. Silva, Esquire 101 E. Kennedy Blvd., Suite 2800 Tampa, Florida 33602 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Florida Bar No. 1004224 Email Addresses: lsilva@shumaker.com tmcintyre@shumaker.com 25-00198P Jan. 31; Feb. 7, 2025

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002032CPAXWS

Division A IN RE: ESTATE OF DAVID MONTE JOHNS III Deceased.

The administration of the estate of David Monte Johns III, deceased, whose date of death was June 6, 2023, is pending in the Circuit Court for Pasco County, Florida. Probate Division, the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

The date of first publication of this notice is: January 31, 2025. Personal Representative

Patricia Taylor 1836 Beacon Hill Fort Wright, KY 41011 Attorney for Personal Representative Lyndy C. Jennings, Esq. Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com

25-00197P Jan. 31; Feb. 7, 2025

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

CASE NO.: 51-2024-CA-002156-CAAX-WS PENNYMAC LOAN SERVICES,

LLC. Plaintiff,

ASHLEY ANNE REITH A/K/A ASHLEY REITH; THE PRESERVE AT GULF TRACT ASSOCIATION. INC.: UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN SPOUSE OF ASHLEY ANNE REITH A/K/A ASHLEY **REITH: UNKNOWN TENANT IN** POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at. 11:00 AM on the 20 day of February, as set forth in said Final Judgment, to wit: LOT 2. AS SHOWN ON THE PLAT ENTITLED "THE PRE-SERVE AT GULF TRACE", AS SHOWN ON PLAT RECORD-ED IN PLAT BOOK 79, PAGES 11 THRU 16, OF THE OFFI-CIAL RECORDS OF PASCO

HOLIDAY, FL 34691

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

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.,

FIRST INSERTION

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

34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 22 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 24-02148 Bidder Number: 9180 Jan. 31; Feb. 7, 2025 25-00159P

FIRST INSERTION

MARIE KAHN, last known address are unknown.

Notice is hereby given to JOHN DOE, AS PERSONAL REPRESENTA-TIVE OF THE ESTATE OF MARIE KHAN A/K/A MARIE KAHN, UN-KNOWN SPOUSE MARIE KHAN A/K/A MARIE KAHN, ANY AND ALL UNKNOWN PARTIES CLAIM-ING, BY, THROUGH, UNDER OR AGAINST MARIE KHAN A/K/A MA-RIE KAHN, that an action to foreclose on the following property in Pasco County, Florida:

LOT 250, BEAR CREEK SUBDI-VISION, UNIT TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 134-136 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALSO KNOWN AS 11614 BEE HIVE LANE, PORT RICHEY, FL 34668.

has been against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney, whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801. on or before MARCH 3RD, 2025 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED ON January 22, 2025. Clerk of Circuit Court By: (SEAL) 2025CA00049CAAXWS 01-22-2025 12:08 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2025CA00049CAAXWS 01-22-2025 12:08 PM

Deputy Clerk: Brooklyn Horner Wayne E. Klinkbeil, Esquire the Plaintiff's attorney 121 S. Orange Avenue, Suite 1420 Orlando, FL 32801. Jan. 31; Feb. 7, 2025 25-00193P

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

Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596 CLAIMS NOT FILED WITHI THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-6751 N. Federal Highway, Ste 101, Boca Raton, Florida 33487 TION 733.702 WILL BE FOREVER Jan. 31; Feb. 7, 2025 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 no-

tice is January 31, 2025. Personal Representative: HALEAY PETTY 12912 Parkwood St, Hudson, FL 34669 Attorney for Personal Representative: THOMAS R. WALSER, Esq.

Plaintiff. v. Law Firm, PLLC

25-00195P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024CA002040CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK; HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK;

FIRST INSERTION

To the following Defendant(s): UNKNOWN TENANT #1 13312 SEA BRIDGE DR HUDSON, FL 34669 UNKNOWN TENANT #2 13312 SEA BRIDGE DR HUDSON, FL 34669 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 457, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 77, PAGE 139-144, OF THE PUBLIC RECORDS OF PASCO COUNTY,

Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act , 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 provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995- 8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this January 27, 2025. As Clerk of the Court 2024CA002040CAAXWS 01-27-2025 02:18 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA002040CAAXWS 01-27-2025 02:18 PM (SEAL) Deputy Clerk: Haley Joyner Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 Jan. 31; Feb. 7, 2025 25-00184P

2025, the following described property

NOTICE OF ACTION DIN: 22 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA000049CAAXWS REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs.

JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE KHAN A/K/A MARIE KAHN, UNKNOWN SPOUSE OF MARIE KHAN A/K/A MARIE KAHN, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST MARIE KHAN A/K/A MARIE KAHN, BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, WINDOWWALL, LLC, UNKNOWN TENANT NO. 1 and UNKNOWN **TENANT NO 2.** Defendants.

TO: JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE KHAN A/K/A MARIE KAHN, UNKNOWN SPOUSE OF MARIE KHAN A/K/A MARIE KAHN, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST MARIE KHAN A/K/A

COUNTY, FLORIDA. PROPERTY ADDRESS: 3032 INLET BREEZE WAY.

IF YOU ARE A PERSON CLAIMING

Rd, New Port Richey, FL 34654. The names and addres es 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

CIVIL DIVISION:

CASE NO .:

NATIONSTAR MORTGAGE LLC,

UNKNOWN SPOUSE OF KEITH

Statute 45.031(2), NIKKI ALVAREZ-

SOWLES, ESQ as the Clerk of the Cir-

cuit Court shall sell to the highest and

best bidder for cash electronically at

www.pasco.realforeclose.com at. 11:00

AM on the 26 day of February, 2025,

the following described property as set

LOT 92, SUNSET ESTATES - 2,

A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK

forth in said Final Judgment, to wit:

G. MCCLENDON; UNKNOWN

KEITH G. MCCLENDON;

SUBJECT PROPERTY,

WELLS FARGO BANK, N.A.;

Plaintiff, vs.

Defendants.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE 16, PAGES 3 AND 4, IN THE PUBLIC RECORDS OF PASCO IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT. IN AND COUNTY, FLORIDA. PROPERTY ADDRESS: 5628 MCCOY CT, ZEPHYRHILLS, FL FOR PASCO COUNTY, FLORIDA 3354251-2023-CA-002856-CAAX-ES IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE TENANT IN POSSESSION OF THE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE NOTICE IS HEREBY GIVEN pursuant REPORTED AS UNCLAIMED, ONLY to an Order or Final Judgment entered THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS in the above styled cause now pending in said court and as required by Florida MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should

be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services

Dated this 22 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A.

PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD ADMIN 2.516

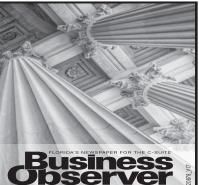
eservice@decubaslewis.com 23-00546 / Bidder Number: 9180 Jan. 31; Feb. 7, 2025 25-00192P UNKNOWN SPOUSE OF TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK; UNKNOWN SPOUSE OF HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK; LAKESIDE COMMUNITY ASSOCIATION, INC.; SUNNOVA SLA MANAGEMENT, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION. OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT#2. Defendant.

FLORIDA. a/k/a 13312 Sea Bridge Dr, Hudson, FL 34669

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 03/03/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

PUBLISH YOUR EGAL NOTICE We publish all Public sale, Estate & Court-related notices • Simply email your notice to legal@businessobserverfl.com • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf



--- ACTIONS / SALES ---

FIRST 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-2008 JACOLADE TRUST INC., A FLORIDA CORPORATION Plaintiff, vs. LIVING INTERIOR PLANT SERVICE INC., A FLORIDA

CORPORATION

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment for Partition dated November 20, 2024, and entered in the case having the case number 2024-CA-2008 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Jaco-lade Trust Inc., a Florida Corporation is the Plaintiff and Living Interior Plant Service Inc., a Florida Corporation is the Defendant. Nikki Alvarez-Sowles, Esq. as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.pasco.realforeclose.com, at 11:00 AM, on February 18, 2025, the following described property as set forth in said Final Judgment for Partition, to wit:

Legal Description: LOT 48 CAR-PENTER'S RUN PHASE III, AS PER PLAT HEREOF, RECORD-ED IN PLAT BOOK 27, PAGES 116 THROUGH 118.

More commonly known as: 1805

Candlestick Court, Lutz, FL. 33559 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.

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

Dated December 10, 2024. IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress St, Suite 206 Tampa, FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf MATTHEW D. WOLF, FBN: 92611 Jan. 31; Feb. 7, 2025 25-00173P

cords of Pasco County, Florida.

17-26-18-0010-04100-0100

Land O Lakes, Florida 34638

has been filed against you in the Circuit

Court of the Sixth Judicial Circuit, Pas-

co County, Florida, and you are required

to serve a copy of your written defenses

to the Complaint, if any, to Gregory A

Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or

before MARCH 3RD, 2025, and file the

original with the Clerk of this Court ei-

ther before service on Plaintiffs attorney

or immediately thereafter; otherwise, a

default will be entered against you for

who needs any accommodation in or-

der to pailicipate in this proceeding,

you are entitled, at no cost to you to the

provision of certain assistance. Within

two (2) working days of your receipt of

this document please contact the Public

Information Department, West Pasco Judicial Center, 7530 Little Road, New

Port Richey, Florida 34654; (727) 847-

8100 (v) in New Port Richey; (352) 521-

4274, ext 8110 in Dade City, via 1-800-

955-8771 if you are hearing impaired or

DATE: January 23, 2025

NIKKI ALVAREZ-SOWLES,

2024CA002989CAAXWS

01-23-2025 12:19 PM

Jan. 31; Feb. 7, 2025

Pasco County Clerk & Comptroller

voice impaired.

Clerk of the Court

ESQUIRE

Deputy Clerk:

Haley Joyner

If you are a person with a disability

the relief demanded in the Complaint.

Parcel ID No.:

Property Address:

4495 Tubular Run,

FIRST INSERTION

NOTICE OF ACTION

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

2024CA002989CAAXES MIDFLORIDA CREDIT UNION, Plaintiff,

JOHN KIRBY WHITEHEAD; KIMBERLY DIANE WHITEHEAD: TENANT #1; TENANT #2; BEXLEY HOMEOWNERS ASSOCIATION, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, DEFENDANTS,

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Pasco County, Florida: Lot 10, Block 41, BEXLEY SOUTH PARCEL 4 PHASE 2B, according to the plat thereof recorded in Plat Book 75, Page 62 of the Public Re-

NOTICE OF ACTION

FIRST INSERTION of 95.84 feet bearing N 03°36'23"

- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024-CA-001717-WS
- E): Run thence S 89°23'20" E. a distance of 263.24 feet to the Point of Beginning. Parcel ID# 14-24-17-0010-00000-4700

25-00161P

FIRST INSERTION

NOTICE OF ACTION · CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000340CAAXWS U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. DAMIAN ROGERS, AS PERSONAL **REPRESENTATIVE OF THE** ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS. DECEASED, et. al.

Defendant(s), TO: DAMIAN ROGERS, AS PERSON-AL REPRESENTATIVE OF THE ES-TATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; DAMIEN ANDREW ROGERS, 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 foreclosed herein.

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

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

following property: LOT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Flor-ida 33487 on or before MARCH 3RD,

2025 / (30 days from Date of First Pub-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

6th JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO .: 2024-003030CA-AXWS

PHH MORTGAGE CORPORATION

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND

ALL OTHERS WHO MAY CLAIM

OF NATALIE V. PETZSCH, A/K/A

Last Known Address: 185 Florence St.,

Last Known Address: 35 Boulder Dr.

Last Known Address: 1777 2nd Ave, De-

Last Known Address: 9440 Pacific Ave.,

TO: Amos Lester Brown, Jr. Last Known Address: 14209 Pacific Ave

Last Known Address: 1360 Orange St.

TO: Unknown Heirs, Beneficiaries,

AN INTEREST IN THE ESTATE

BROWN-PETZSCH, ET AL.,

TO: Drake Alexander Brown

TO: Drake Alexander Brown

TO: Drake Alexander Brown

TO: Amos Lester Brown, Jr.

Tacompa, WA 98444

Apopka, FL 32703

Current Residence: UNKNOWN

Current Residence: UNKNOWN

Current Residence: UNKNOWN

Current Residence: UNKNOWN

S. Apt. 28 Tacoma, WA 98444

TO: Amos Lester Brown, Jr.

Current Residence: UNKNOWN

Current Residence: UNKNOWN

PLAINTIFF, VS.

NATALIE V.

DEFENDANT(S).

Nebo, NC 28761

land. FL 32724

Forest City, NC 28043

UNKNOWN HEIRS.

lication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs 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. THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this Janu-

ary 29, 2025 CLERK OF THE CIRCUIT COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robertson, Anschutz, Schneid, Crane & Partners PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-091442 Jan. 31; Feb. 7, 2025 25-00178P

FIRST INSERTION

Drive, Port Richey, FL 34668 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 332, SAN CLEMENTE VIL-

LAGE UNIT 3, according to the map or plat thereof as recorded in Plat Book 13, Pages 17 and 18, of the Public Records of Pasco County, state of Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 3/3/25, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.

2023CA004883CAAAXWS

SELECT PORTFOLIO SERVICING,

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated July 16, 2024, and entered in

2023CA004883CAAAXWS of the Cir-

cuit Court of the SIXTH Judicial Cir-

cuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SER-

VICING, INC. is the Plaintiff and CON-

NIE SHIRE; STATE OF FLORIDA;

STEVEN BROWN: MARGIE BIN-

ION; CITY OF NEW PORT RICHEY,

FLORIDA; CLERK OF COURT PAS-

CO COUNTY FLORIDA: MIDLAND

FUNDING LLC; STATE OF FLORI-

DA DEPARTMENT OF REVENUE;

NANCY A. KELLING: UNKNOWN

TENANT(S) IN POSSESSION N/K/A

MIKE CORNETT are the Defendant(s).

Nikki Alvarez-Sowles, Esq. as the Clerk

of the Circuit Court will sell to the high-

est and best bidder for cash at www

pasco.realforeclose.com, at 11:00 AM.

on February 18, 2025, the following

described property as set forth in said

LOT 139, SUNSHINE PARK

UNIT THREE, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 11,

PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH 1987 FLEET-

WOOD MOBILE HOME ID

#LFLGH2AH013208930 AND

Property Address: 5929 ASHEN

AVE, NEW PORT RICHEY, FL

LFLGH2BH013208930.

Final Judgment, to wit:

INC.,

Plaintiff, vs.

CONNIE SHIRE, et al.

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 28 day of January, 2025. Bv: \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 24-230601 - MiM Jan. 31; Feb. 7, 2025 25-00202P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO .: 2024-CA-001805 SSA NE ASSETS LLC.

Plaintiff, vs. **RAD DIVERSIFIED REIT, INC, et**

al. Defendant

34652

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Uniform Final Judgment of Foreclosure entered on January 23, 2025, in Case No. 2024-CA-001805 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SSA NE AS-SETS LLC, is Plaintiff, and RAD DI-VERSIFIED REIT, INC., BRANDON D. MENDENHALL, and A2 DEVEL-OPMENTS, LLC are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 25th day of February 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 242 OF THE UNRECORD-ED PLAT OF SEA PINES SUB-DIVISION UNIT THREE AD-DITION, A PORTION OF THE SOUTH 1.425 FEET OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22: THENCE RUN ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SEC-TION 22: NORTH 89° 36' 55' WEST, A DISTANCE OF 2,671.29 FEET TO THE CENTERLINE OF OLD DIXIE HIGHWAY AS IT IS NOW ESTABLISHED; THENCE RUN ALONG THE CENTERLINE OF SAID OLD DIXIE HIGHWAY, NORTH 46° 15' 31" EAST, A DISTANCE OF 1,213.67 FEET; THENCE NORTH 89° 36' 55" WEST A DISTANCE OF 2,652.04 FEET, THENCE SOUTH 0° 23' 05"

WEST, A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 0° 23' 05" WEST, A DISTANCE OF 60 FEET; THENCE NORTH 89° 36' 55" WEST, A DISTANCE OF 100 FEET; THENCE NORTH 0° 23' 05" EAST, A DISTANCE OF 50 FEET, THENCE NORTH 89° 36' 55" WEST, A DISTANCE OF 55 FEET; THENCE NORTH 0° 23' 05" EAST A DISTANCE OF 10 FEET; THENCE SOUTH 89° 36' 55" EAST, A DISTANCE OF 155 FEET TO THE POINT OF BE-GINNING.

Also known as 15621 BERTRAM DR, HUDSON, FL 34667. together with all existing or subse-quently erected or affixed buildings,

improvements and fixtures. Any person claiming an interest in the surplus funds 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 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

STEFAN POHLMAN, Plaintiff,

JAMES R. BEITER, SHANNON E. BEITER, ROBERT MAR-QUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUM-BER 1 DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MI-CHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG DEUTSCH ZENTRAL-GENOSSENSCHAFTSBANK,

Defendants. TO: James Beiter and Shannon E. Beiter Last Known Address: Unknown Current Residence Unknown

YOU ARE NOTIFIED that an action to Quiet Title on the following described property: Commence at the NW comer of

Section 14, Township 24 South, Range 17 East, Pasco County, Florida; Run thence S 89°23'20" E along the North line of Section 14, a distance of 2587.83 feet; Run thence S 00°26'05" E, a distance of 1505.94 feet; Run thence N 89°23'20" W, a distance of 590.00 feet to the Point of Beginning; Run thence S 00°26'05" E, a distance of 228.28 feet; Run thence N 89°23'20" W, a distance of 270.00 feet; Run thence N 00°26'05" W, a distance of 127.55 feet to a point of curvature; Run thence 95.92 feet along the arc of a curve to the right, having a radius of 680.00 feet, a central angle of 8°04'55" (a chord

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven K. Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before March 3rd 2025, a date which is within (30) days after the first publication of this Notice (Publication dates: JANUARY 31, FEBRU-ARY 7,14,21) and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to pailicipate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Department, West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654; (727) 847-8100 (v) in New Port Richey; (352) 521-4274, ext 8110 in Dade City, via 1-800-955-8771 if you are hearing impaired or voice impaired. WITNESS my hand and the seal of

this Court this January 23, 2025. Clerk of the Court Nikki Alvarez-Sowles Pasco County Clerk & Comptroller $2024 {\rm CA001717 CAAXWS}$ 01-23-2025 12:31 PM Deputy Clerk: Brooklyn Jan. 31; Feb. 7, 14, 21, 2025 25-00160P tors, Trustees and All Others Who May Claim an Interest in The Estate of Natalie V. Petzsch A/K/A Natalie V. Brown-Petzsch

Last Known Address: 8305 Palencia Drive, Port Richey, FL 34668 Current Residence: UNKNOWN TO: Unknown Spouse of Natalie V. Petzsch A/K/A Natalie V. Brown-Petzsch

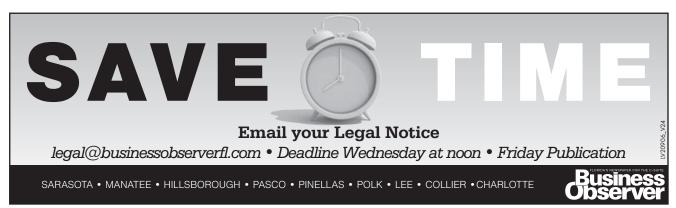
Last Known Address: 8305 Palencia Drive, Port Richey, FL 34668 Current Residence: UNKNOWN TO: Carol A. Sanders Last Known Address: 8305 Palencia Drive. Port Richev, FL 34668 Current Residence: UNKNOWN TO: Betty J. Spears Last Known Address: 8305 Palencia

WITNESS my hand and the seal of this Court this 22nd day of January, 2025

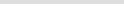
NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) By: Haley Joyner As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 24FL922-0132 Jan. 31; Feb. 7, 2025 25-00194P

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 24th day of January 2025 By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq, Bar No: 73863 Sokolof Remtulla, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff 25-00168P Jan. 31; Feb. 7, 2025



FIRST INSERTION



NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2024CA003005CAAXWS

BRUCE MARKEY, Plaintiff, v. DIANA LEE JORAY, THE ESTATE OF DIANA LEE JORAY, THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA LEE JORAY, THE UNKNOWN HEIRS OF THE ESTATE OF DIANA LEE JORAY. WALTER H. JORAY, DAVID W. JORAY, TIFFANY A. CONNOR, ROGER PAUL STENGEL, THE ESTATE OF ROGER PAUL STENGEL, THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROGER PAUL STENGEL, THE UNKNOWN HEIRS OF THE ESTATE OF ROGER PAUL STENGEL, ROGER

PAUL STENGEL, JR. JOHN PATRICK FISHER, KEVIN PAUL FISHER, SR., THE ESTATE OF **KEVIN PAUL FISHER, SR.,** THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KEVIN PAUL FISHER, SR., THE UNKNOWN HEIRS OF THE ESTATE OF KEVIN PAUL FISHER, SR., TONYA L. STENGEL, REVA I. STENGEL, THE ESTATE OF REVA I. STENGEL, THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF REVA I. STENGEL THE UNKNOWN HEIRS OF THE ESTATE OF REVA I. STENGEL, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN

FIRST INSERTION INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.

Defendants. TO: DIANA LEE JORAY, THE ES-TATE OF DIANA LEE JORAY, THE UNKNOWN PERSONAL REPRE-SENTATIVE OF THE ESTATE OF DI-ANA LEE JORAY, THE UNKNOWN HEIRS OF THE ESTATE OF DIANA LEE JORAY, ROGER PAUL STEN-GEL. THE ESTATE OF ROGER PAUL STENGEL, THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ROGER PAUL STENGEL, THE UNKNOWN HEIRS OF THE ESTATE OF ROGER PAUL STENGEL, ROGER PAUL STENGEL. JR., JOHN PATRICK FISHER, KEVIN PAUL FISHER, SR., THE ESTATE OF KEVIN PAUL FISHER, SR., THE UN-KNOWN PERSONAL REPRESENTA-TIVE OF THE ESTATE OF KEVIN PAUL FISHER, SR., THE UNKNOWN HEIRS OF THE ESTATE OF KEVIN

Parcel II:

PAUL FISHER, SR., TONYA L, STEN-GEL, REVA I. STENGEL, THE ESTA TE OF REVA I. STENGEL. THE UN-KNOWN PERSONAL REPRESENTA-TIVE OF THE ESTATE OF REVA I. STENGEL, THE UNKNOWN HEIRS OF THE ESTATE OF REVA I. STEN-GEL, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendants. YOU ARE HEREBY NOTIFIED that

an action to foreclose on the following real property in Pasco County, Florida: The West 14 feet of Lot 22 and all of Lot 23, Block G, Vista-

Del-Mar, Unit Two, a subdivision according to the map or plat thereof, as recorded in Plat Book

east corner of the Northwest

6, Page 144 of the Public records of Pasco County Florida together with the 1976 mobile home located thereon with mobile home ID #0667172944B and ID# 0667172944 AKA 6828 Puffin Lane, Hudson,

FL 34667 Parcel ID: 33-24-16-0230-

00G00-0220 has been filed against you in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before MARCH 3RD, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs 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 Richev, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711 DATE: January 24, 2025

NIKKI ALVAREZ-SOWLES, ESQUIRE Pasco County Clerk and Comptroller (SEAL) By: Deputy Clerk Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joiner DIN: 27 Jan. 31; Feb. 7, 2025 25-00174P

MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2024CA002146CAAXES 52 DEVELOPMENT GROUP LLC, a Florida limited liability company Plaintiff, v. **REUBEN BROOKS; J. COLLINS** WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA TEAGUE HALE, formerly known as LISA SUZANNE TEĂGUE; GENEVIEVE E. CROOKS; JAMES LILLY,

NOTICE OF PUBLIC SALE OF

TRUSTEE; BEN E. SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS; PATRICIA H. DAVIS; THOMAS G. THOMPSON; ROY T. ANDERSON TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; MELBA DIX also known as MELBA R. DIX; DAN MCKENZIE, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors. creditors, trustees or other persons claiming by, through, under or

against the above Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests granted on January 28, 2025 in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 2024CA002146CAAXES, the undersigned Clerk will sell the subsurface oil, gas and mineral rights, including royalties (collectively, the "Mineral Interests"), on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREIC HEREOF, EXHIBIT A The land referred to herein below is situated in the County of PASCO, State of Florida, and described as follows: Parcel I:

The North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida. The North 229 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida. Less and Except that portion conveyed in Warranty Deed recorded in Book9366, Page 2934, as corrected by Corrective Warranty Deed recorded in Book 9368, Page 2989.

A portion of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows: For a POINT OF REFER-ENCE, commence at the Southeast corner of the Northwest 1/4 of said Section 11; thence N.00°38'03"E. along the East boundary of the Northwest 1/4 of said Section 11, a distance of 768.41 feet to the Southeast corner of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence N.89°50'06"W. along the South boundary of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, 100.00 feet for a POINT OF BEGINNING; thence continue along said South boundary N.89°50'06"W., a distance of 329.32 feet; thence N.00°38'03"W., a distance of 264.54 feet; thence S.89°50'06"E., 329.32 feet; thence S.00°38'03"W., 264.54 feet to the POINT OF BEGIN-NING. TOGETHER WITH: A 30.00' easement for ingress/ egress as follows: a POINT OF REFER-ENCE, commence at the South-

1/4 of said Section 11; thence N.00°38'03"E. along the East boundary of the Northwest 1/4 of said Section 11, a distance of 768.41 feet to the Southeast corner of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence N.89°50'06"W. along the South boundary of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, 100.00 feet; thence N.00°38'03"E., 149.37 feet for POINT OF BEGINNING; thence continue N.00°38'03"E., 38.50 feet, thence N.51'48'S5"E., 128.35 feet to the aforementioned East boundary of the Northwest 1/4 of said Section 11, also being the West right-of-way line of Oak Street (a public rightof-way); thence along said East boundary and West right-of-way of Oak Street, S.00°38'03"W., 38.50 feet to the Northeast corner of the North 229.00 feet of the South 1/2 of the North 1/2of the Southeast corner of the Northwest 1/4 of said Section 11, thence S.51°48'55"W., 128.35 feet to the POINT OF BEGINNING. Parcel III: The Southeast 1/4 of the North-

west 1/4 of Section 11, Township 25 South, Range 20 East, LESS the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 and LESS the North 229.0 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 lying and being in Pasco County, Florida. and

An Easement for access over, upon and across the following described property: The West 60.00 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4and the West 60.00 feet of the North 300.00 feet of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida. Less and except from all of the above any land described in the Stipulated Order of Taking re-corded in Official Records Book 9826, Page 1164, Public Records of Pasco County, Florida. Parcel Numbers: 11-25-20-

0000-01600-0010, 11-25-20-0000-01600-0011 and 11-25-20-0000-01100-0010

at public sale, to the highest and best bidder for cash on TUESDAY, MARCH 25, 2025 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894. NOTICE: ANY PERSON, OTHER

THAN THE OWNER(S) OF THE

MINERAL RIGHTS ON THE PROP-ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN IN-TEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

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

Leonard H. Johnson, Esquire / FNB 319961 Sheada Madani, Esquire / FBN 10567 JOHNSON POPE BOKOR RUPPEL

& BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com

Attorneys for Plaintiff

www.jpfirm.com Jan. 31; Feb. 7, 14, 21, 2025

25-00201P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2024-CA-000862-CAAX-WS MISSION SERVICING **RESIDENTIAL, INC.,** Plaintiff, vs. FERNANDY BEAGUE; FIFTH THIRD MORTGAGE COMPANY; WINDSOR PLACE AT RIVER **RIDGE ASSOCIATION, INC.:** UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00702 / Bidder Number: 9180 Jan. 31; Feb. 7, 2025 25-00171P

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

Case #: 2024CC001204CCAXWS NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Margaret Wiggins a/k/a Margaret Ann Wiggins a/k/a Margaret A. Wiggins f/k/a Margaret Rozzelle, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Darrick A. Wiggins; Unknown Spouse of Darrick A. Wiggins: Aqua Finance, Inc.: Unknown Parties in Possession #1, if living, and all Unknown

LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE. COM, AT 11:00 A.M. on March 5, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 2293, BEACON SQUARE UNIT 20, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF PASCO COUNTY. FLORIDA. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

FIRST INSERTION

CIVIL DIVISION CASE NO.: 2024CA000530CAAXWS

ADVANTA IRA SERVICES, LLC f/b/o IRA #8007626, Plaintiff, vs.

JOHN R. LEYDEN and SUSAN S. LEYDEN, Husband and wife; JOHN ROBERT LEYDEN, Individually; STATE OF FLORIDA, DEPARTMENT OF REVENUE; JOHN DOE and JANE DOE, Defendants.

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on January 14, 2025, the Clerk of the Court will sell the real property situated in Pasco County, Florida, described as: Parcel 1:

Book 5, Page 66 of the Public Records of Pasco County, Florida. Property address: 7436 New York Ave., Hudson, Florida 34667 Parcel ID #27-24-16-0010-00A00-0192

at public sale, to the highest and best bidder, for CASH, such sale to be held online at http://www.pasco realforeclose.com, beginning at 10:00 a.m. on March 17, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Sixth Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. Steven F. Thompson. Esq. Florida Bar No. 0063053 sthompson@thompsonclg.com Tyler J. Caron, Esq. Florida Bar No. 0100185 tcaron@thompsonclg.com Thompson Commercial Law Group 615 W. DeLeon Street Tampa, Florida 33606 Telephone: (813) 387-1821 Telecopier: (813) 387-1824 Attorneys for the Plaintiff. 25-00186P Jan. 31; Feb. 7, 2025

FIRST INSERTION

in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at. 11:00 AM on the 24 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, WINDSOR PLACE AT RIVER RIDGE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 52, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 7754 BRISBANE CT, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CC001204CCAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Margaret Wiggins a/k/a Margaret Ann Wiggins a/k/a Margaret A. Wiggins f/k/a Margaret Rozzelle, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 24-330634 FC01 ALW Jan. 31; Feb. 7, 2025 25-00172P

Lot 1, Block A, SUNSET ES-TATES, according to plat thereof as recorded in Plat Book 5, Page 165, Public Records of Pasco County, Florida.

Parcel ID #27-24-16-0130-00A00-0010 Parcel 2:

Lot 2, Block A, SUNSET ES-TATES, according to plat thereof as recorded in Plat Book 5, Page 165, Public Records of Pasco County, Florida

#27-24-16-0130-Parcel ID 00A00-0020 Parcel 3:

The West 100 feet of the North 125 feet of the North Half (N 1/2) of Lot 19, Block A, and the East 50 feet of the West 150 feet of the North 125 feet of the North Half (N 1/2) of said Lot 19, Block A, U.S. 19 NO. 9 ADD'N, according to plat thereof as recorded in Plat



What is a public notice?

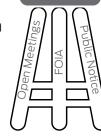
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

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

Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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

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

prevent government officials from hiding information

they would prefer the public not to see





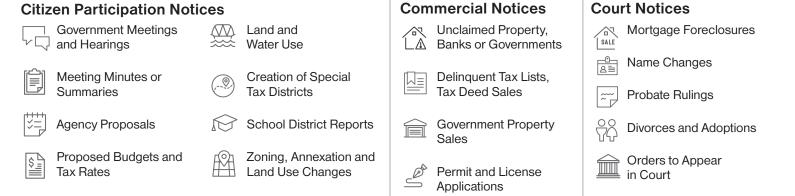
Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states

Court Notices



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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





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

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

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

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



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

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



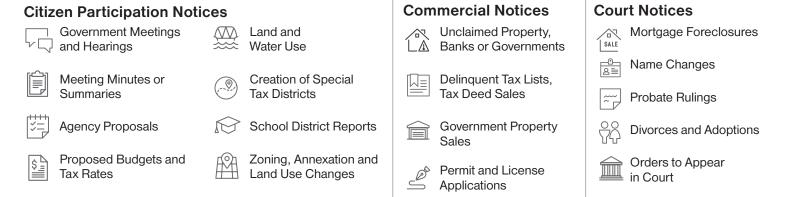
Moreover, the real digital divide for public notice is growing

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

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

Grade	F
	-

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



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

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

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



1. Accessible

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



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



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



4. Verifiable

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



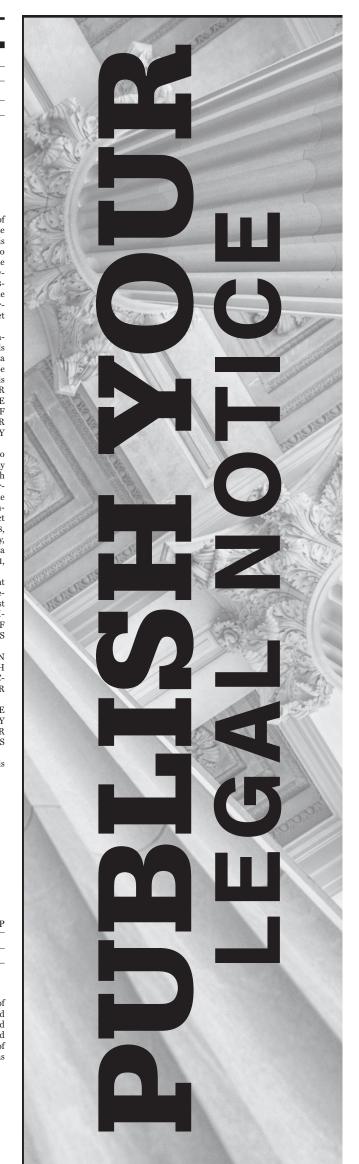
Commercial Notices

Court Notices



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



SUBSEQUENT INSERTIONS

--- ESTATE ----

SECOND 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 rep-

resentative and the personal representa-

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

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 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,

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 SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

VONNIE RAY

22950 Forest Ridge Drive

Estero, Florida 33928

Attorney for Personal Representative:

Attornev Florida Bar Number: 0117285

25-00158P

JENNY SCAVINO SIEG, ESQ.

SIEG & COLE, P.A.

2945 Defuniak Street

Trinity, Florida 34655

Fax: (727) 264-0610

Secondary E-Mail:

Telephone: (727) 842-2237

eservice@siegcolelaw.com

January 24, 31, 2025

E-Mail: jenny@siegcolelaw.com

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 24, 2025. Personal Representative:

Florida Statutes.

NOTICE.

BARRED.

OF THIS NOTICE ON THEM.

tive's attorney are set forth below.

SECOND INSERTION

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 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 and the personal representative 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

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 DEAT'H 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 bert D. Hines. Esg.

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

Notice of Public Sale:

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

The following personal property of:

SECOND 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 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 DECEDENTS DATE OF DEATTH 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) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com January 24, 31, 2025 25-00124P

SECOND INSERTION

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 SECOND INSERTION 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 Decreased

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 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 LATER 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 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 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 E-Mail: e-service@wgmorrislaw.com January 24, 31, 2025 25-00125P

SECOND 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

Certificate \$: 2005178 Year of Issuance: 06/01/2021 Description of Property: 28-25-17-0200-27700-0230 MOON LAKE NO 20 MB 7 PGS

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.

SECOND INSERTION

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

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 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

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 contacting 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

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 25-00151P



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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- PUBLIC SALES ----

SECOND 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 Improvements, 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 Improvements.

As 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	Proposed
	of		Maximum	Maximum Annual
	Units/		Principal Per	Assessment Per
	Acres		Unit	Unit*
Single Family 407	12B	0.80	\$43,503.92	\$4,394.49
Single Family 507	127	1.00	\$5B,129.90	\$5,493.12

* 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 as-sessment 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

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,

termines that:

benefits from the Improvements will accrue to the property improved, (i)

(ii) the amount of those benefits will exceed the amount of the Ass ssments, and

the Assessments are fairly and reasonably allocated. (iiii)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEG-ENDS POINTE COMMUNITY DEVELOPMENT DISTRICT: AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is ad-SECTION 1.

opted 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"). А.

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 forth 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 Assessments 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. 11:00 a.m.

LOCATION: Hilton Garden Inn - Tampa/Wesley Chapel

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 Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager 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 ascer-tained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager SECTION 9. 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 District.

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.

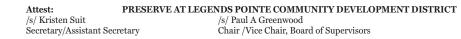
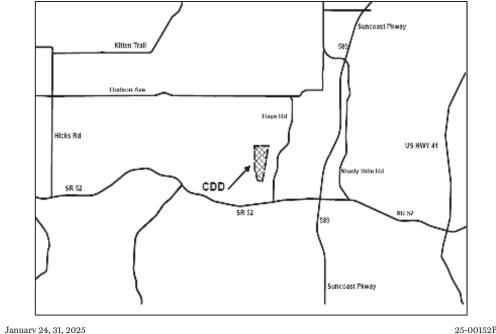


Exhibit A: Master Engineer's Report, dated December 20, 2024 Exhibit B: Master Special Assessment Methodology Report, dated December 20, 2024



rge or extend, equip, acquire, operate, and/ maintain the infr 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 assessments 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 Assessments.

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-

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH IUDICIAL 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.

SECOND INSERTION

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., FBN: 1032191 PERSANTEZUROWESTE 2555 Enterprise 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 January 24, 31, 2025 25-00126P

(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 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 pe-

titioner's attorney, whose name and ad-

dress are:

NOTICE OF ACTION

Carl 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.

THIRD INSERTION

Signed on this 10th day of January, 2025.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court (SEAL) Deputy Clerk: Beverly Bray Jan. 17, 24, 31; Feb. 7, 2024 25-00091P

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 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, CREDI-TORS, 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-

NOTICE OF ACTION

ing described property as set forth in said Final Judgment, to wit: lis pene APARTMENT UNIT NO. "A", 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-UM.

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

SECOND INSERTION

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, ASSIGNEE, 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

b forecose a moregage 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 OO 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 OO 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 00 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 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) 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

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

Dated on 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

SECOND 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.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PASCO, FLORIDA. CASE No. 2023CA00428ICAAXWS

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 UNKKOWN 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-

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

FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA000837CAAXES DIANE ARES, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES,

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

SUBMITTED on this 16th day o 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

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 Com-

plaint. 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 System.

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

SECOND INSERTION

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 Sofia 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.

--- TAX DEEDS ----

SECOND 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

ssessed 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 SOODEG21'25"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

SECOND 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:

ssessed are as follows: Certificate #: 1509841

Year of Issuance: 06/01/2016 Description of Property:

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 FT TO POB SUBJECT 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

--- TAX DEEDS ----

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000186TDAXXX

NOTICE IS HEREBY GIVEN, That 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

SECOND 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 25-00136P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000202TDAXXX

NOTICE IS HEREBY GIVEN, 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 1163

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

GRANTEES AND ASSIGNEES OF THE EST ATE OF SIEGFRIEND MULLER,

Defendant(s).

TO: UNKNOWN HEIRS, DEVI-SEES, GRANTEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIEND 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, Florida

ADVERSE POSSESSION FILED: OF NE 1/4 OF SE 1/4 & E 1/4 OF NW 1/4 OF SE 1/4 & 1/7 INT IN SOPHIA DR AKA TR 18 LOT 7 BEING DSCB AS FOLLOWS COM SW COR OF El/4 OF NW 1/4 OF SE 1/4 TH N00DG 34MIN 58"E 758.7FT TH E 207.44FT FOR POB TH E 110 FT TH SOODG 18MIN 50"W 479.82FT 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 206 Tampa, FL. 33607 Jan. 24, 31; Feb. 7, 14, 2025 25-00120P 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

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.

--- TAX DEEDS ----

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000193TDAXXX

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

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 2000610

LOT 1 OR 1321 PG 643

ISAIAH STEWART JR

Name(s) in which assessed

ISAIAH STEWART

RUBYE STEWART REUBEN STEWART

of Pasco. State of Florida

January 09, 2025

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

Year of Issuance: 06/01/2021

26-24-21-0090-00000-0010

MICKENS HARPER PB 3 PG 158

All of said property being in the County

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

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000203TDAXXX

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

PORT RICHEY LAND COMPA-

NY SUB PB 1 PG 61 N 20 FT OF

TR 44 EXC E 132 FT FOR SR NO

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

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

25-00141P

Unless such certificate shall be

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1601589

Year of Issuance: 06/01/2017

Description of Property: 09-25-16-0010-04400-0070

55 R/W OR 3267 PG 414

Name(s) in which assessed: GEORGE A SMITH

DONNA L SMITH

DONNA SMITH

January 09, 2025

By: Denisse Diaz

Deputy Clerk

25-00132P

on February 27, 2025 at 10:00 am.

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000194TDAXXX

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

Year of Issuance: 06/01/2021

23-26-20-0010-00200-0020

FOX RIDGE PLAT 1 PB 15 PGS

118-128 LOT 2 BLK 2 OR 8544

All of said property being in the County

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.

SECOND INSERTION

Notice of Application for Tax Deed

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

23-24-16-0260-00000-0030 SEA PINES UNIT 2 MB 9 PG 60

All of said property being in the County

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

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000196TDAXXX

That ELEVENTH TALENT LLC, the

holder of the following certificates has

filed said certificate for a tax deed to be

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00145F

Unless such certificate shall be

assessed are as follows:

Description of Property:

Certificate #: 2005590

LOT 3 RB 1069 PG 1956

JAMES V HODNETT JR J VICTOR HODNETT SR

Name(s) in which assessed: KATHERINE NUNEZ

LILLIA BOSCH

of Pasco, State of Florida

January 09, 2025

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

DECEASED

Year of Issuance: 06/01/2021

2024XX000208TDAXXX NOTICE IS HEREBY GIVEN,

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00133P

on February 27, 2025 at 10:00 am.

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Description of Property:

PG 1105

Certificate #: 2002439

Name(s) in which assessed:

ROSALAND G LOVE

NEIL DEE LOVE

of Pasco, State of Florida

January 09, 2025

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

JOHN H DAVENPORT JR CRYSTAL L DAVENPORT

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000190TDAXXX

NOTICE IS HEREBY GIVEN, BOLLENBACK FAMILY That 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

SECOND 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

SECOND 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:

Description of Property:

Certificate #: 2009649

Year of Issuance: 06/01/2021

25-00149P

SECOND 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
- PGS 96, 97 LOTS 3 TO 5 INCL OR 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 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

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000209TDAXXX

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

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

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

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

25-00146F

Unless such certificate shall be

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

THEREOF

Name(s) in which assessed:

January 09, 2025

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

LENDON D MCCOMBS

Certificate #: 2007900

Year of Issuance: 06/01/2021

05-26-16-0520-0000-0110

SECOND 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

SECOND 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

Jan. 24, 31; Feb. 7, 14, 2025 25-00144P

> SECOND INSERTION Notice of Application for Tax Deed

2024XX000191TDAXXX 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 property, and the names in which it was sessed are as follows: Certificate #: 1711798 Year of Issuance: 06/01/2018

Description of Property: 32-26-16-0140-00600-0020

issued thereon. The certificate number and year of issuance, the description of

NOTICE IS HEREBY GIVEN.

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 13 ALG E 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 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,

SECOND 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 assessed are as follows:

Certificate #: 2003323 Year of Issuance: 06/01/2021

Description of Property: 17-24-18-0010-00000-1580 HIGHLAND FOREST UNREC 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

- Name(s) in which assessed:
- ITALO LLC SAMUEL J SALARIO

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 25-00134P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000211TDAXXX 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 #: 2008533

Year of Issuance: 06/01/2021

Description of Property: 18-26-16-0110-00000-0020 PALM LAKE TERRACE FIRST ADDITION PB 6 PG 40 LOT 2 Name(s) in which assessed:

JONATHAN LUCIANO RAMOS

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

Unless such certificate 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 25-00148P

SECOND 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 COR OF 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 NO2 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

SECOND 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 INC PHIL LATTO

SECOND 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

Year of Issuance: 06/01/2021

30-26-17-0050-00000-0010

assessed are as follows: Certificate #: 2005318

Description of Property:

UODE

-15-0000-02500-0000 EAST 165 FT OF SOUTH 1/2 OF NE1/4 OF NE1/4 OF SE1/4 OF 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

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 25-00147P

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

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 OR 7472 PG 742 OR 7472 PG 985 & OR 7528 PG 1203 SUBJ TO INGRESS EGRESS ESMT PER OR 7781 PG 1914 OR 7998 PG 1705 Name(s) in which assessed: TRINITY PROFESSIONAL

PARK OWNERS ASSOCIATION INC PAUL HOUVARDAS 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

25-00138P

ГАМРА-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 PG 604 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 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 25-00131P 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 25-00135P Jan. 24, 31; Feb. 7, 14, 2025

25-00142P



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

