

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE ANGELINE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Angeline Community Development District on March 11, 2025, at 6:00 p.m. at the Hilton Garden Inn Suncoast Parkway, 2155 North Pointe Parkway, Lutz, FL 33558.

In accord with Chapter 190, Florida Statutes, the Angeline Community Development District (the "District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer/ Pasco County Edition on January 31, 2025.

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 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. The specific laws implemented in the Rules of Procedure include, but are not limited to, 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), 190.011(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, Florida Statutes.

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 twentyone (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: March 11, 2025
 TIME: 6:00 P.M.
 PLACE: Hilton Garden Inn Suncoast Parkway
 2155 North Pointe Parkway
 Lutz, FL 33558

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 1540 International Parkway, Suite 2000, Lake Mary, FL 32756 and received within twentyone (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such 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, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

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 32756 email at larry@breezehome.com or by calling 813-565-4663.

Angeline Community Development District
 Larry Krause District Manager
 February 7, 2025 25-00227P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on February 19, 2025 at 4:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

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

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

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

Lynn Hayes
 District Manager
 February 7, 2025 25-00228P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on February 11, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3CtyYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssn.org. The meeting is open to the general public and public comments are welcomed. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssn.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
 February 7, 2025 25-00233P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Roger C Becker / Carla D Becker will engage in business under the fictitious name SONGBIRD ENTERTAINMENT, with a physical address 18542 FAIRWAY GREEN DRIVE HUDSON, FL 34667, with a mailing address 18542 FAIRWAY GREEN DRIVE HUDSON, FL 34667, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 February 7, 2025 25-00251P

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 Pulse Mart LLC located at 8841 Andros Lane in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 31st day of January, 2025.
 Lysa R Clark
 February 7, 2025 25-00254P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Dupree Lakes Community Development District ("District") hereby gives notice of its intent to develop rules related to parking enforcement and towing of unauthorized vehicles. The purpose and effect of these rules are to provide for efficient and effective operations of the District. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. A public hearing will be conducted by the District on March 18, 2025, at 6:00 p.m., at the Dupree Lakes Clubhouse, 6225 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

Additional information regarding this public hearing may be obtained from the District's website, https://www.dupreelakesdd.org/. or by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling (813) 344-4844.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Government Management Services - Tampa, LLC at 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

Jason Greenwood
 District Manager
 February 7, 2025 25-00229P

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Estancia at Wiregrass Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions during its regular board meeting:

Attorney-Client Session
 February 18, 2025, at 6:00 p.m.
 4000 Estancia Boulevard
 Wesley Chapel, Florida 33543

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Estancia at Wiregrass Community Development District v. Standard Pacific of Florida, LLC, Standard Pacific of Florida GP LLC, Calatlantic Group LLC, Lennar Corporation, Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-003276. The following persons are anticipated to be in attendance at the attorney-client session: Tami Taylor, Keith Pringle, Karl Reimensperger, Pete Williams, Luke Richardson, Jordan Lansford, Ryan Weeks, and a court reporter. The attorney-client session is expected to last approximately thirty minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, Phone (813) 344-4844 Ext.109.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), 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 the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Estancia at Wiregrass CDD
 Jordan Lansford, District Manager
 February 7, 2025 25-00230P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES FOR NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT RFQ for District Engineering Services

The New Port Corners Community Development District ("District"), located entirely within Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement"), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) the Applicant's willingness to meet time and budget requirements; c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Hernando County, Florida; d) the geographic location of the Applicant's headquarters and offices; e) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit an electronic copy of the proposal by 12:00 p.m. on Monday, February 24, 2025, to the attention of Debbie Bayne-Wallace (dbwallace@rizzetta.com) at 3434 Colwell Ave., STE 200, Tampa FL 33614 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.
 February 7, 2025 25-00232P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given to the public and all landowners within KD52 Community Development District No. 1 ("District"), the location of which is generally described as comprising a parcel or parcels of land entirely within Pasco County, Florida containing approximately 441.984 acres of land generally located north of State Road 52 and west of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: March 3, 2025
 TIME: 11:00 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 4, 2025
 TIME: 9:00 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 5, 2025
 TIME: 9:00 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 6, 2025
 TIME: 11:30 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 10, 2025
 TIME: 10:00 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 11, 2025
 TIME: 9:30 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

DATE: March 13, 2025
 TIME: 11:00 AM
 PLACE: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

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

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
 District Manager
 February 7, 14, 2025 25-00255P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Steves-Parts, located at 4539 bartelt rd, in the City of Holiday, County of Pasco, State of FL, 34690, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 29 of January, 2025.
 XTREME MARINE AND AUTO REPAIR AND SALES LLC
 4539 bartelt rd
 Holiday, FL 34690
 February 7, 2025 25-00252P

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 the fictitious name of GR Motions located at 11915 State Rd 52, in the County of Pasco, in the City of Hudson, Florida 34669 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Hudson, Florida, this 31st day of January, 2025.
 GR MOTIONS LLC
 February 7, 2025 25-00253P

FIRST INSERTION

NOTICE OF PUBLIC SALE
 NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 25, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line February 14, 2025, at 6:00am and ending February 25, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods and a Harley Davidson Sportster.

Name	Unit
Cinda Hart	H007
Lacie A. Snyder	I402
Walter R. Thompson	B050
Jeffrey Whalen	B046
ESB and ITS Assigns	B046

 (Harley Davidson)
 Vin #: 1HD1CT3188K415809
 Year: 2008 Make: HD
 Model: XL1200C Sportster
 February 7, 14, 2025 25-00258P

FIRST INSERTION

NOTICE OF PUBLIC SALE
 NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 25, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line February 14, 2025, at 6:00am and ending February 25, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Chelsea R. Jensen	197

 February 7, 14, 2025 25-00259P

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com

CHECK OUT YOUR LEGAL NOTICES

 floridapublicnotices.com

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.

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

2112 - Gleason, Laura; 2119 - pizarro, roxly; 2208 - Schweighardt, Rebecca; 2226 - Bryan, De Andre; 2251 - Cummings, Karen; 2268 - Schuster, Vernita; 2286 - Backus, Robert; 2302 - Madison, Patricia M; 2312 - Skidmore, Brittany; 3104 - Alcaide, Ruth; 3127 - Thompson, Lucretia; 3147 - Schloss, Roxanne; 3266 - Paul, Chad; 3316 - Anthony, Robert; 3328 - Thompson, Regena; 4015 - Dimarco, Richard; 6015 - Allen, Joseph; 7004 - Baumstark, Samantha; 7028 - Rittenberry, Robert

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storage treasures.com.

01067 - Gayle, Clara; 01122 - Oetker, Robert; 03024 - Cranendonk, Christine; 03088 - Amegadje, Yawo; 03173 - Estelle, Andrew; 03208 - Cancel, Adriana; 04032 - Bradley, Lashawn; 04078 - Cruz, Michelle; 04082 - Tembo, Mutinta; 04106 - Shook, Marlena; 04160 - Long, Jacob; 04173 - Baio, Matthew; 04213 - Richards, Ahmad

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storage treasures.com.

054 - Posada, German; 063 - Isolon, Robert; 118 - Gould, Melody; 220 - Ricketson, Jason; 238 - Spell, Jessica; 282 - Fabrizi, Michael; 284 - Hottinger, Blaire; 308 - Rennick, Bridgette

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storage treasures.com.

11097 - Rose, Brandye; 11152 - Derby, John; 11167 - Billingsley, Kelly; 11254 - Leon, Maria; 12050 - Maynes, Kellie; 12061 - Lambert, Keith; 12147 - Searcy, Lashanda; 12148 - Hansford, Melissa; 12221 - Cocepion, Gilberto; 12232 - Coleman, Monica; 12250 - Despenza, Cheryl; 12288 - Dozier, Ameer; 13029 - Heredia, Roberto; 13050 - Toro, Oscar; 13118 - Modeste, Deyawndre; 13121 - Jackson, Toby; 13255 - Cruz, David; 13331 - Alexander, Todd; B157 - Bird, Melinda; 1315 - Jeske, Jason; C115 - Lane, Mark; C121 - Divine hands staffing Oliver, Jaavod; C159 - Funkhouser, Roberta; C223 - Farrell, Carlene; C229 - Boone, Kim; C253 - Kane, Joshua; C256 - England, Wayland; C383 - Ordonez, Jorge; C407 - Bliss, Heather; C409 - Lopez, Mizael; C414 - Barines, Eduardo; D127 - Ward, Darrell; D136 - Lonsdale, Megan; D219 - Walter, Amy; D245 - Tabani, Farzan; D263 - Scherm, Shelby; D280 - Grafton, William; D301 - Hover, Mark; D307 - Anderson, Willie; D320 - Gresham, Amanda; D323 - Lonsdale, Megan; D345 - Brown, Anthony; P139 - goad, anthony

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storage treasures.com.

1004 - Alvarado, Inez; 1720 - Campbell, Christopher; 1812 - Vasquez, George; 2017 - Guza, Jay; 2116 - Pace, Deanna; 2203 - Henk, Scott; 2316 - Ortiz, Jose; 2504 - Auberan, Arabella

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storage treasures.com.

B0009 - Poe, James; E1202 - Weiss, Juliannette; E1231 - Johnson, Monique; E1232 - osorno, Jonathan; E2244 - Semidey, Daniel Hernandez; E2273 - Shihadeh, Michael David; E2358 - Johnson, Melissa

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storage treasures.com.

0A141 - Evans, Andrew; 0A219 - Tucker, Erica; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B022 - Konof, Davone; 0B039 - MCGovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B107 - Dovi, Lupe; 0C010 - Santos, Melonie; 0C138 - Booker, Davon; 0D001 - Popovich, George; 0D002 - Sandner, Christina; 0D047 - Parsons, Paige; 0E107 - MATTHEWS, HOPE; 0E163 - Short, Ricky; 0E164 - Rivera, Michelle; 0E185 - Antunez, Tomas; 0E243 - Menech, Nicole

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storage treasures.com.

013 - Peterson, Sophia; 097 - Johnson, Shantel; 147 - Flynn, Lawrence; 154 - Hatch, Mark; 155 - Hatch, Mark; 202 - Valencia, Gina; 213 - Davis, Malcolm; 247 - Hernandez, Norma; 319 - Stahley, Richard; 328 - Flynn, Lawrence E; 362 - Hof, Amarilis; 403 - Cunningham, Bridget; 410 - Perry, Tiffany; 436 - Davis, Tiffany; 481 - Scydick, Terry; 490 - traceys loving care llc hendrix, tracey; 500 - Davis, Tiffany; 584 - Graham, Robert

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storage treasures.com.

1045 - muniz, Danielle; 1132 - Williams Bey, Timothy; 1154 - Feast, Jessie; 1179 - Worden, Danelle; 1181 - Hicks, Ashley; 1200 - Sobek, Lilliana; 1210 - Whitney, Sandra L; 2010 - Hughes, Charolette; 2016 - Mason, Melissa; 2046 - Fuller, Kirsten; 2047 - Pacheco, Yasmin; 2066 - Dobbins, Beth; 2068 - Keammerer, Joseph; 2079 - Rodriguez, Sofie; 2080 - Williams, Lori; 2194 - Miller, Elvis; 2206 - Ollennu, Sara; 2240 - ropiza, Roberto; 2266 - McNamara, Amy; 3047 - Baird, Alison; 3088 - Hamill, Jay; 3095 - Wiemer, Amanda; 3239 - Caldwell, Andrew J; 3255 - Rivera, Jorge; RV11 - Maneely, Jessica

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storage treasures.com.

1011 - Dovi, Lupe; 1030 - Draper, Lance; 1033 - Dickinson, Kelly; 1035 - Slavin-Meszaros, Colleen; 1095 - Smith, Katlynn; 1111 - Draper, Lance; 1134 - Robinson, Jennifer; 1137 - Molina, Steven; 2084 - Fleming, Jesse; 2090 - Miranda, Ana Rosa; 2102 - Moody, Nicole; 2109 - Rivera, Mateo; 2115 - Garcia, Russell; 2163 - Delacruz, Tinette; 3007 - Lee, Blaine; 3020 - Cannella, Adam; 3021 - Toler, Elizabeth; 3033 - Jamin, Rebecca; 3056 - White, Elna; 3067 - Smith, George; 3075 - White, Elna; 3114 - Decot, Liz; 3209 - Christie, Martin; 3242 - Hurd, Theresa; 4046 - Glade, Connie; 4049 - Hillis, Dean; 4062 - Absher, Deanne; 5013 - Castillo, Karina

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

February 7, 14, 2025

25-00234P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000221TDAXXX

NOTICE IS HEREBY GIVEN, That ANDRES JUSTINO MACIAS, 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 #: 1800316
Year of Issuance: 06/01/2019

Description of Property:
26-23-21-0040-00400-0030
TRILCOOCHEE MB 3 PG 95
LOTS 3, 4 BLK 4

Name(s) in which assessed:
EST OF LUDVIK HLAVAC
LUDVIK B HLAVAC

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: Denisse Diaz
Deputy Clerk

Feb. 7, 14, 21, 28, 2025 25-00209P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000217TDAXXX

NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2001663
Year of Issuance: 06/01/2021

Description of Property:
14-26-21-0160-00000-0540
WAYWARD WIND MOBILE
HOME SUBDIVISION PB 28
PGS 61-62 LOT 54

Name(s) in which assessed:
LACEY COLE

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: Denisse Diaz
Deputy Clerk

Feb. 7, 14, 21, 28, 2025 25-00207P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000225TDAXXX

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

Certificate #: 1603663
Year of Issuance: 06/01/2017

Description of Property:
05-26-16-0030-10800-0080
NPR PB 4 PG 49 LOT 8 BLK 108
OR 1488 PG 1677

Name(s) in which assessed:
RALEIGH J SULLIVAN
RALPH J SULLIVAN

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: Denisse Diaz
Deputy Clerk

Feb. 7, 14, 21, 28, 2025 25-00211P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

Notice is hereby given to the public and all landowners within KD52 Community Development District No. 2 ("District"), the location of which is generally described as comprising a parcel or parcels of land entirely within Pasco County, Florida containing approximately 346,784 acres of land generally located north of State Road 52 and west of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: March 3, 2025
TIME: 11:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 4, 2025
TIME: 9:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 5, 2025
TIME: 9:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 6, 2025
TIME: 11:30 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 10, 2025
TIME: 10:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 11, 2025
TIME: 9:30 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

DATE: March 13, 2025
TIME: 11:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

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

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

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

District Manager
February 7, 14, 2025 25-00256P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000226TDAXXX

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1706198
Year of Issuance: 06/01/2018

Description of Property:
21-25-17-0110-18600-0130
MOON LAKE ESTATES UNIT 11
PB 5 PB 141 LOTS 13 & 14 BLOCK
186 OR 4097 PG 1169

Name(s) in which assessed:
JOHN E RUMBOUGH
TRUSTEE

KENDRA RUMBOUGH
TRUSTEE

TRUST AGREEMENT OF JOHN
E RUMBOUGH CREATED UNDER
AGREEMENT DATED

MARCH 29, 1990
JOHN E RUMBOUGH TRUST

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: Denisse Diaz
Deputy Clerk

Feb. 7, 14, 21, 28, 2025 25-00212P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000218TDAXXX

NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2006092
Year of Issuance: 06/01/2021

Description of Property:
01-25-16-0120-00000-7690
PARKWOOD ACRES UNIT 5 UN-
RECORDED PLAT TRACT 769
DESC AS COM AT NE CORNER
OF SE1/4 TH N89DEG02'55"W
2601.23 FT TH S01DEG05'15"W
700.00 FT TH S89DEG02'55"E
1200.00 FT FOR POB TH
S89DEG 02 55'E(B1)100 FT TH
S01DEG 05'15"W 200.00 FT TH
N89DEG 02'55"W 100.00 FT TH
N01DEG 05'15'E(B2)200.00 FT
TO POB OR 8538 PG 1841

Name(s) in which assessed:
SHELBY LEE TORRES

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 March 13, 2025 at 10:00 am.

January 29, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: Denisse Diaz
Deputy Clerk

Feb. 7, 14, 21, 28, 2025 25-00208P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001653CPAXES IN RE: ESTATE OF STEPHEN F. VOYTKO, Deceased.

The administration of the estate of STEPHEN F. VOYTKO, deceased, whose date of death was August 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 7, 2025.

JOSEFINE GROVER-VOYTKO
Personal Representative

5137 Epping Lane
Zephyrhills, FL 33541

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:
rhart@hnh-law.com

February 7, 14, 2025 25-00246P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001930CP AXWS Division Probate IN RE: ESTATE OF ELIZABETH KATHERINE BIEL Deceased.

The administration of the estate of Elizabeth Katherine Biel, deceased, whose date of death was December 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 OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 6, 2025.

Attorney for Personal Representative:
Debra A. Faulkner, Esq.

Florida Bar Number: 94212
Burke Faulkner Law, P.A.

4056 Tampa Road
Oldsmar, FL 34677

Telephone: (727) 939-4900
E-Mail:

debbie@thefaulknerfirm.com
Secondary E-Mail:

probate@thefaulknerfirm.com
February 7, 14, 2025 25-00245P

SAVE TIME legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000043
Division PROBATE
IN RE: ESTATE OF
PATRICIA ELLEN HIUSER
a/k/a PATRICIA E. HIUSER,
Deceased.

The administration of the estate of Patricia Ellen Hiuser a/k/a Patricia E. Hiuser, deceased, whose date of death was November 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 February 7, 2025.

Brian P. Price
9725 Fireland Drive
Twinsburg, OH 44087
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
February 7, 14, 2025 25-00244P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000008
IN RE: ESTATE OF
DEBORAH H. SHELTON,
Deceased.

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

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

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

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

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

NOTWITHSTANDING THE TIME 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: February 7, 2025.

Signed on this 27th day of December, 2024.
BRYAN G. SHELTON
Personal Representative
194 High Point Drive
Longmont, CO 80504
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
February 7,14, 2025 25-00243P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000230TDAXXX
NOTICE IS HEREBY GIVEN,
That PHILLIP LEFUEL, 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 #: 1708185
Year of Issuance: 06/01/2018
Description of Property:
12-25-16-0090-066A0-0040
GRIFFIN PK B 2 P 78 & 78A LOT
4 BLK 66A OR 8255 PG 259
Name(s) in which assessed:
JONATHAN R POLITANO
REGISTERED AGENT
DENTON II 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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00215P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000228TDAXXX
NOTICE IS HEREBY GIVEN,
That JENNISSE SILVESTRI, 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 #: 1610120
Year of Issuance: 06/01/2017
Description of Property:
22-24-21-0030-01700-0130
LAKE GEORGE PARK SUBDIVISION
PB 4 PG 32 LOTS 13 & 14
BLOCK 17 OR 3398 PG 1407
Name(s) in which assessed:
ALVARO MORENO
JOSEFA CRUZ MORENO

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00213P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000231TDAXXX
NOTICE IS HEREBY GIVEN,
That BRENT CHRISTENSEN, 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 #: 1606800
Year of Issuance: 06/01/2017
Description of Property:
16-25-17-0080-12400-0250
MOON LAKE ESTATES UNIT 8
PB 4 PGS 98-99 LOTS 25 TO 27
INCL BLOCK 124 OR 8745 PG
1786
Name(s) in which assessed:
DONALD W CRUEA

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00216P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000232TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607021
Year of Issuance: 06/01/2017
Description of Property:
21-25-17-0110-19600-0720
MOON LAKE NO 11 MB 5 PGS
141 TO 143 LOTS 72 & 73 BLK 196
Name(s) in which assessed:
E R KIST
RUTH E KIST
EDWARD R KIST DECEASED

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00217P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000235TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1805712
Year of Issuance: 06/01/2019
Description of Property:
09-25-17-0040-04200-0010
MOON LAKE ESTATES UNIT 4
PB 4 PGS 79-80 LOTS 1 2 3 & 4
BLOCK 42 OR 4176 PG 1292
Name(s) in which assessed:
RICHARD A STURMS

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00220P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000238TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1805861
Year of Issuance: 06/01/2019
Description of Property:
15-25-17-0060-07800-0260
BLK 78 MOON LAKE NO 6 MB 4
PGS 90, 91 LOTS 26, 27
Name(s) in which assessed:
MARY A FAUCETTE
MARY A MICHAEL

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00223P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000239TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1906185
Year of Issuance: 06/01/2020
Description of Property:
16-25-17-0090-14400-0810
MOON LAKE ESTATES UNIT 9
PB 4 PGS 101-102 LOTS 81 & 82
BLOCK 144 OR 3782 PG 948
Name(s) in which assessed:
EARL L SQUIRES JR

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00224P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000241TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607222
Year of Issuance: 06/01/2017
Description of Property:
22-25-17-0130-21700-0080
MOON LAKE NO 13 MB 6 PGS
6 7 & 8 LOTS 8 & 9 BLK 217 RB
1039 PG 421
Name(s) in which assessed:
MARGARET CURTISS

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00226P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000233TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606952
Year of Issuance: 06/01/2017
Description of Property:
17-25-17-0030-02300-0860
MOON LAKE ESTATES UNIT
THREE PB 3 PGS 75 & 76 LOTS
86 87 88 & 89 BLOCK 23 OR 8648
PG 781
Name(s) in which assessed:
PATRICIA ANN COTTINGHAM
DAWN DONOVAN
ESTATE OF PATRICIA ANN
COTTINGHAM DECEASED

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00218P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000236TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806350
Year of Issuance: 06/01/2019
Description of Property:
21-25-17-0140-22700-0520
MOON LAKE NO 14 MB 6 PGS
22 TO 25 LOTS 52 , 53 BLK 227
RB 628 PG 549
Name(s) in which assessed:
JAMES DESSIE AUSTIN
MARY ELOISE AUSTIN
ESTATE OF MARY ELOISE
AUSTIN DECEASED
MARY E AUSTIN

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00221P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000224TDAXXX
NOTICE IS HEREBY GIVEN,
That BRKL INVESTMENTS 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 #: 1706984
Year of Issuance: 06/01/2018
Description of Property:
25-24-16-0010-00000-0210
HIGHLAND ESTATES PB 6 PG
55 LOT 21 OR 9118 PG 302
Name(s) in which assessed:
GARY ELKIN

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00210P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000229TDAXXX
NOTICE IS HEREBY GIVEN,
That RAUL RADLER, 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 #: 1807345
Year of Issuance: 06/01/2019
Description of Property:
34-24-16-0060-00000-0340
FLORESTATE PARK NO 1 PB 7
PGS 10 LOT 34 OR 7452 PG 1324
Name(s) in which assessed:
JEFFREY G HIGGINS

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00214P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000234TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606663
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0060-07600-0160
BLK 76 MOON LAKE NO 6 MB 4
PGS 90 91 LOTS 16 17 & 18
Name(s) in which assessed:
DAVID COELLO

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00219P

FIRST INSERTION

Notice of Application for Tax Deed
2024XX000240TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806130
Year of Issuance: 06/01/2019
Description of Property:
16-25-17-0100-17900-0050
BLK 179 MOON LAKE NO 10 MB
5 PGS 128 TO 131 LOTS 5 6 7
Name(s) in which assessed:
HOWARD W JOHN
RUTH JOHN
RUTH E JOHN

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 March 13, 2025 at 10:00 am.

January 28, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00225P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA001371CAAXWS
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2006-6,
NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2006-6,,
Plaintiff, vs.
JAMES R. RAMBO; WLIE K.
RAMBO, ET AL.
Defendant

To the following Defendants:
WLIE K. RAMBO (UNABLE TO
SERVE AT ADDRESS)
Last Known Address: 7215 CAPTIVA
CIRCLE, NEW PORT RICHEY, FL
34655

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 59, NATURA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32, AT PAGE 20 THRU 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7215 CAPTIVA CIRCLE, NEW PORT RICHEY FL 34655 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEER FIELD BEACH, FL 33442 on or before

MARCH 10TH, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext

8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this February 4, 2025
Nikki Alvarez-Sowles, Esq.
PASCO COUNTY CLERK OF COURT
By Haley Joyner
As Deputy Clerk
February 7, 14, 2025 25-00261P

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

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION
<p>Notice of Application for Tax Deed 2024XX000216TDXAXX NOTICE IS HEREBY GIVEN, That TILGFY 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:</p> <p>Certificate #: 2001361 Year of Issuance: 06/01/2021 Description of Property: 09-26-21-0060-00000-0160 REPLAT OF BRIGHTWOOD ESTATES PB 23 PGS 20-21 LOT 16 OR 6462 PG 1826</p> <p>Name(s) in which assessed: NANCY CAROLYN FLOYD CAROLYN L BUCHANAN SCHERRYLL L BUCHANAN</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 March 13, 2025 at 10:00 am.</p> <p>January 29, 2025 Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Feb. 7, 14, 21, 28, 2025 25-00206P</p>	<p>Notice of Application for Tax Deed 2024XX000237TDXAXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1905828 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0040-04300-0170 MOON LAKE ESTATES UNIT 4 PB 4 PG 79 LOTS 17 TO 20 INCL BLOCK 43 OR 8172 PG 1267</p> <p>Name(s) in which assessed: JONATHAN R POLITANO REGISTERED AGENT VERONA V LLC</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 March 13, 2025 at 10:00 am.</p> <p>January 28, 2025 Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Feb. 7, 14, 21, 28, 2025 25-00222P</p>

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA001026CAAXWS GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GERALDINE M. ENGLAND A/K/A GERALDINE MARIA ENGLAND, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SARAH A. SIMMONS; PETER J. CLEVELAND; PAUL JOSEPH CLEVELAND; SUZANNE M. CARLSON; TIMOTHY CLEVELAND; DOVE INVESTMENT CORP. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 13, 2025, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:</p> <p>LOT 202, COLONIAL HILLS, UNIT 6, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 144, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, a/k/a 5137 MANOR DR, NEW</p>	<p>PORT RICHEY, FL 34652-6167 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 27, 2025 beginning at 11:00 AM.</p> <p>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.</p> <p>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.</p> <p>Dated at St. Petersburg, Florida this 31 day of January, 2025.</p> <p>eXL Legal, PLLC Designated Email Address: efiling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Peter E. Lanning FL Bar: 562221 1000009749 February 7, 14, 2025 25-00237P</p>

FIRST INSERTION

<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA001551CAAXWS CAG NATIONAL FUND III LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARIA FORGACH a/k/a MARIA FORGACS, DECEASED; ERIC J. FORGACS; NICOLE ROBINSON; ISPC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendants. NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on January 7, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on MARCH 5, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida:</p>	<p>LOT 34, BLOCK E, DEER PARK PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 96-100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8402 ROYAL HART DRIVE, NEW PORT RICHEY, FL 34653</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated: February 3, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq., Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com February 7, 14, 2025 25-00235P</p>
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FIRST INSERTION

<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000540CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2004-NC1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA LEFEBVRE A/K/A DONNA LEE LEFEBVRE A/K/A DONNA L. LEFEBVRE, DECEASED; ASHLEY ROSE; RYAN LEFEBVRE; DISCOVER BANK, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 24, 2025, and entered in Case No. 2024CA000540CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2004-NC1, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Donna Lefebvre a/k/a Donna Lee Lefebvre a/k/a Donna L. Lefebvre, deceased; Ashley Rose; Ryan Lefebvre; Discover Bank, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose.com at 11:00</p>	<p>A.M. on the 27th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2470, BEACON SQUARE, UNIT 21-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3545 Springfield Drive, Holiday, Florida 34691 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>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 before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 1/29/25 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq., Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 21-400117 February 7, 14, 2025 25-00239P</p>
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--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-1380 CITY OF NEW PORT RICHEY, Plaintiff, v. THE UNKNOWN HEIRS, GRANTEEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF ESTELLA IRENE WRIGHT, DECEASED, IVY PLUMMER, VINCENT SISCO, LESLIE SISCO, ROBIN SISCO, FRANCES NORFLEET, Defendant(s). TO: ROBIN SISCO Whose residence is unknown, and all parties having or claiming to have any</p>	<p>right, title or interest in the property described in the mortgage being foreclosed here.</p> <p>You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit: Lot 81, JASMINE HEIGHTS UNIT 2, according to plat thereof as recorded in Book 6, Page 100, of the Public Records of Pasco County, Florida. Address: 5204 Kapok Drive, New Port Richey, FL 34652 Parcel Number: 17-26-16-0290-00000-0810</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd</p>

FIRST INSERTION

<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024CC007174CCAXES AGALLOCH CAPITAL, LLC, Plaintiff, vs. YAMAIZA JIMENEZ, et. al. Defendants. TO: YAMAIZA JIMENEZ; Whose last known residence(s) is/are: 8849 Oak Cir., Tampa, FL 33615 1504 E. Annona Ave., Tampa, FL 33612 AND: UNKNOWN SPOUSE OF YAMAIZA JIMENEZ; Whose last known residence(s) is/are: 8849 Oak Cir., Tampa, FL 33615 1504 E. Annona Ave., Tampa, FL 33612 AND: AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS: Whose last known residence(s) is/are: Unknown</p> <p>YOU ARE HEREBY NOTIFIED you are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiffs attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first publication of this Notice of Action in the Business Observer or by March 10th, 2025, the nature of this proceeding being a suit for foreclosure of a mortgage against the following described property, to wit:</p> <p>THE WEST ONE-HALF OF THE FOLLOWING PARCEL OF LAND:</p>	<p>WEST ONE-HALF OF THE SOUTH 117 FEET OF TRACT 80 OF ZEPHYRHILLS COLONY COMPANY, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL I.D. #: 33-25-21-0020-08000-0301 A/KIA 36795 CONLEY STREET, ZEPHYRHILLS, FL 33541</p> <p>If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first date of publication of this Notice in the Business Observer, then a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>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.</p> <p>DATED at Pasco County this 31st day of January, 2025.</p> <p>Clerk of Circuit Court By: (SEAL) Haley Joyner Deputy Clerk February 7, 14, 2025 25-00236P</p>
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FIRST INSERTION

<p>Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE MARCH 10, 2025</p> <p>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</p>	<p>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.</p> <p>WITNESS my hand and the seal of this Court on January 29, 2025.</p> <p>Nikki Alvarez-Sowles CLERK OF THE CIRCUIT COURT (SEAL) Deputy Clerk: Kaylen McCutcheon February 7, 14, 2025 25-00241P</p>
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FIRST INSERTION

<p>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-000912 LOAN FUNDER LLC, SERIES 39904, Plaintiff, vs. GOLDEN ASSETS GROUP LLC et al. Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure entered on February 3, 2025, in Case No. 2024-CA-000912 of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein LOAN FUNDER LLC, SERIES 39904, is Plaintiff, and GOLDEN ASSETS GROUP LLC; LEON YADGAROV; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; TITAN FOUNDATION REPAIR SPECIALIST 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 20th day of March 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 6, BLOCK 7, BALLANTRAE VILLAGE 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 30 THROUGH 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 17917 MACHAIR LANE, LAND O' LAKES, FL 34638</p>	<p>together with all existing or subsequently erected or affixed buildings, improvements and fixtures.</p> <p>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.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V), OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V), AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS FEWER THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</p> <p>Dated this 3rd February, 2025 Sokolof Remtulla, LLP 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 February 7, 14, 2025 25-00240P</p>
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FIRST INSERTION

<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000997CAAXWS MARY ANDERSEN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM ROMIG, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, TRUSTEES, LIENORS, CREDITORS, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST WILLIAM ROMIG, Defendant(s). Notice is hereby given, pursuant to the Final Judgment of Foreclosure, dated January 24, 2025, and entered in this Case No. 2024CA000997CAAXWS of the Circuit Court of Pasco County, Florida, that the Clerk of the Circuit Court will sell the property situated in said County, described as:</p> <p>LEGAL: PINELAND PARK UNREC PLAT LOT 128 BEING POR OF TR 39 PORT RICHEY LAND CO PB 1 PG 61 DESC AS: COM AT SE COR TR 38 TH S89 DEG 59'08"W 493.03FT TH NOODEG 21'13"E 332.25 FT FOR POB TH N89DEG 51'58"W 50 FT TH NOODEG 21'13"E 110 FT TH S89DEG 51' 58"E 50 FT TH SOODEG 21'13"W 110 FT TO POB SUBJ TO ESMT FOR RD R/W OVER SOUTH 25 FT & SUBJ TO ESMT OVER NORTH 10 FT OVER EAST 6 FT OVER WEST 6 FT FOR DRAINAGE & UTILITIES & LOT 130 DESC AS COM AT SE COR TR 38 PORT RICHEY LAND CO SUB PB 1 PG 61 TH ALG S LN TRS 38 & 39 S89DEG 59'08"W 443.03 FT TH NOODEG 21'13"E 332.12 FT FOR POB TH N89DEG 51'58"W 50 FT TH NOODEG 21'13"E 110 FT TH S89DEG 51'58"E 50 FT</p>	<p>TH S00 DEG 21'13" W 110 FT TO POB SOUTH 25 FT SUBJ TO ESMT FOR RD R/W & UTILITIES & NORTH 10 FT & EAST 6 FT & WEST 6 FT SUBJ TO ESMT FOR DRAINAGE & UTILITIES OR 6135 PG 1613 OR 6282 PG 751. TOGETHER WITH MOBILE HOME LOCATED ON. PIN: 09-25-16-0760-00000-1280 AKA 6527 Eleanor Drive, Port Richey, FL 34668</p> <p>including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash at www.pinellas.realforeclose.com beginning at 10 a.m. on March 10, 2025. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Respectfully Submitted, /s/ Michael G. Kouskoutis Michael G. Kouskoutis Florida Bar No.: 1003881 KousLaw PLLC 623 E. Tarpon Ave Tarpon Springs, FL 34689 Tel: (727) 421-1334 michael@kouslaw.com Attorney for Plaintiff February 7, 14, 2025 25-00238P</p>
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--- 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-001303
CITY OF NEW PORT RICHEY, Plaintiff, v. ZSUZSANNA ZHORELA, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Fore-

closure dated January 25, 2025 and entered in Case No. 24-CA-001303 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Zsuzsanna Zhorela is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on March 3, 2025 the following described properties set forth in said Final Judgment to wit:

Lot 33, CONGRESS PARK SUB-DIVISION, according to plat thereof as recorded in Plat Book 10, Page 140, of the Public Records of Pasco County, Florida.
Property No.: 33-25-16-076A-00000-0330
Address: 6650 Candice Lane, New Port Richey, FL 34653
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the

property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure 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 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.
Dated in Pasco County, Florida, on January 29, 2025.

Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: ___s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
February 7, 14, 2025 25-00242P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 910890 from Pulte Home Corporation, LLC, 2662 S Falkenburg Road, Riverview, FL 33578. Application received: 2/4/2025. Proposed activity: Residential. Project name: Dupue East Parcel B1 Phases 1, 2A, & 2B. Project size: 79.92 acres Location: Section(s) 2, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
February 7, 2025 25-00231P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 904956 from Homes by Westbay, LLC, 4065 Crescent Park Dr, Riverview, FL 33578. Application received: 10/23/2024. Proposed activity: Residential. Project name: Magnolia Island Phases 2A & 2B. Project size: 38 acres Location: Section(s) 13, 24, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no
The application is a modification of a previously permitted project, which has an ERP No. 43045478.003.
The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
February 7, 2025 25-00257P

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF VISIONING WORKSHOP
The Board of Supervisors ("Board") of the Concord Station Community Development District ("District") will hold a Visioning Workshop on Tuesday, February 25, 2025, at 6:30 p.m. at the Concord Station Clubhouse, located at 18636 Mentmore Blvd., Land O' Lakes, FL 34638.
The Visioning Workshop is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.concordstationcdd.com/. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.
Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.
There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at larry@breezehome.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.
Larry Krause
District Manager
Concord Station Community Development District
February 7, 2025 25-00265P

FIRST INSERTION

NOTICE OF SPECIAL MEETING AND/OR WORKSHOP OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Bexley Community Development District (the "District") will hold a special meeting and/or workshop (the "Meeting") of its Board of Supervisors (the "Board") on February 14, 2025, at 9:00 a.m. at The Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. In the event quorum is not available for holding a special meeting as legally required, the District will proceed with conducting a workshop in lieu of a Board Meeting.
A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at welias@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.
There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Wesley Elias
District Manager
BEXLEY COMMUNITY DEVELOPMENT DISTRICT
February 7, 2025 25-00266P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP001946
Division Probate
IN RE: ESTATE OF TIMOTHY A. BURY, SR. AKA TIMOTHY ALLAN BURY Deceased.
The administration of the estate of Timothy A. Bury, Sr. aka Timothy Allan Bury, deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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: February 7, 2025.
Personal Representative:
Timothy A. Bury, Jr. c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative: Steven W. Ledbetter, Esq., FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq., FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terremos, Esq. FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941)256-3965
Fax: (941) 866-7514
2nd Email: probate@LedbetterLawFL.com
February 7, 14, 2025 25-00247P

fied under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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: February 7, 2025.
Personal Representative:
Timothy A. Bury, Jr. c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285
Attorney for Personal Representative: Steven W. Ledbetter, Esq., FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq., FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terremos, Esq. FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941)256-3965
Fax: (941) 866-7514
2nd Email: probate@LedbetterLawFL.com
February 7, 14, 2025 25-00247P

FIRST INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on February 26th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM
B123 Giovanni Antonietti
B109 Gary Avila
B83 Anthony Celluzzi
B152 Sarah Gore
B220 Eligio Patlan
B40 Michael Roberts
B184 Loyd Wood
Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668
F89 Kailey Guarasce
C232 Anthony Koubek
F208 Daniel Nunez
Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541
B30 Carlos Borges
H30 Carlos Borges
B26 James Green
H17 Ahmed Mansour
D7 Regina M Sones
February 7, 14, 2025 25-00260P

FIRST INSERTION

NOTICE TO CREDITORS
RE: FELTON JULE BYRD JR., Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled FELTON BYRD, JR. LIVING TRUST, dated AUGUST 2, 2024, died on
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 February 7, 2025.
BETTY JEAN BYRD aka BETTY JEAN HARRIS, Trustee
21417 US HWY 301
DADE CITY, FL 33523
February 7, 14, 2025 25-00248P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2025-CP-0090-WS
IN RE: ESTATE OF DIANNE L. KURVINK a/k/a DIANNE LINA KURVINK, Deceased.
The administration of the estate of DIANNE L. KURVINK a/k/a DIANNE LINA KURVINK, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is February 7, 2025.
Personal Representative:
ROBERT J. KURVINK
7812 Gunshot Lane
New Port Richey, Florida 34654
Attorney for Personal Representative: DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
peytonlaw2@gmail.com
February 7, 14, 2025 25-00262P

FIRST INSERTION

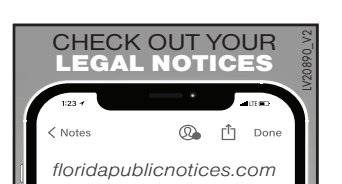
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002086-WS
IN RE: ESTATE OF ALMA L. SKLUT Deceased.
The administration of the estate of ALMA L. SKLUT, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 36565-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is February 7, 2025.
Personal Representative:
s/Charlotte Regan
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative: s/David J. Wollinka
DAVID J. WOLLINKA Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA, ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail: jamie@wollinka.com
February 7, 14, 2025 25-00263P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2024-CP2012-WS
IN RE: ESTATE OF LINDA L. HIMEBAUGH Deceased.
The administration of the estate of LINDA L. HIMEBAUGH, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is February 7, 2025.
Personal Representative:
RONDA WILLETT-HIMEBAUGH
12505 Dearborn Dr.
Hudson, FL 34667
Attorney for Personal Representative: DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail: peytonlaw2@gmail.com
February 7, 14, 2025 25-00249P

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY STATE OF FLORIDA
CASE NO.: 2024-CP-002054
Division: Probate
IN RE: ESTATE OF DONALD L. STOOPS, Deceased.
The administration of the Estate of DONALD L. STOOPS, deceased, Case No.: 2024-CP-002054 is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523.
The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this notice is February 7, 2025.
MATTHEW I. STOOPS
Personal Representative:
Attorney for Personal Representative: Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email: swscott@virtuallawoffice.com
Secondary Email: wlawprobate2@gmail.com
February 7, 14, 2025 25-00250P



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
 CASE NO.: 2022-CA-000695 ES
 ROCKET MORTGAGE, LLC F/K/A QUICKEN Plaintiff, vs.
 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA

LOU CORNELL, DECEASED; et al., Defendants.
 NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on February 3, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco county clerk of court shall sell to the highest and best bidder for cash on February 26, 2025 at 11:00 A.M., at www.pasco.realforeclose.com, the following described property:
 LOTS 55, 56 AND 57, AND THE NORTH 1/2 OF FORMER ALLEY SOUTH OF SAME, TUCKERS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1,

PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 Property Address: 37420 MAGNOLIA AVENUE, DADE CITY, FL 33523
 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
 AMERICANS WITH DISABILITIES ACT
 If you are a person with a disability who needs any accommoda-

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

local public transportation providers for information regarding disabled transportation services.
 Dated: February 5, 2025
 By: /s/ Kelley L. ChurchKelley L. Church, Esquire
 Florida Bar No.: 100194
 Quintairo, Prieto, Wood & Boyer, P.A.
 255 S. Orange Ave., Ste. 900
 Orlando, FL 32801-3454
 (855) 287-0240
 (407) 872-6012 Facsimile
 E-mail: servicecopies@qpwbllaw.com
 Attorney for Plaintiff
 February 7, 14, 2025 25-00264P

SUBSEQUENT INSERTIONS

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000205TDAXXX
 NOTICE IS HEREBY GIVEN, That DENNIS RYAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2019511
 Year of Issuance: 06/01/2021

Description of Property:
 30-24-21-0000-02700-0032
 COM AT NW COR OF NW1/4 OF SW1/4 OF SEC 30 TH SOODEG 21' 25"W ALG WEST LINE OF NW1/4 OF SW1/4 50.00 FT TO PT ON SOUTH R/W LINE OF ST JOE RD TH S89 DEG 47'55"E ALG SAID R/W LINE 190.00 FT FOR POB TH CONT ALG SAID R/W LINE S89DEG 47'55"E 230.00 FT TH DEPARTING SAID R/W LINE S00DEG 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 N00DEG 21'25"E 292.00 FT TH S89DEG 47'55"E 190.00 FT TH N00DEG 21'25"E 228.00 FT TO POB LESS THAT POR DESC AS COM AT NW COR OF NW1/4 OF SW1/4 OF SEC 30 TH S00DEG21'25"W ALG WEST LINE OF NW1/4 OF SW1/4 50.00 FT TO SOUTH R/W OF ST JOE ROAD TH S89DEG47'55"E ALG R/W 190.00 FT FOR POB TH S89DEG47'55"E 230.00 FT TH S00DEG05'22"W 520.00 FT TH N89DEG47'55"W 422.43 FT TH N00DEG21'25"E 252.00 FT TH S89DEG47'55"E 190.00 FT TH N00DEG21'25"E 268.00 FT TO POB SUBJ TO EASEMENT FOR INGRESS/EGRESS OVER & ACROSS TH EAST 25.00 FT THEREOF. TOGETHER WITH ESMT FOR INGRESS/EGRESS OVER & ACROSS THE EAST 25.00 FT OF NE1/4 OF SE1/4 OF SEC 25

Name(s) in which assessed:
 VICTORIA B HAMMOND
 ANDREW W HAMMOND
 VICTORIA B & ANDREW W HAMMOND
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
 January 09, 2025
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Jan. 24, 31; Feb. 7, 14, 2025 25-00143P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/14/2025 at 10:30 a.m., the following 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 HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.
 Jan. 31; Feb. 7, 2025 25-00191P

SECOND INSERTION

CITY OF ZEPHYRHILLS, FLORIDA PUBLIC NOTICE

The City of Zephyrhills will hold a municipal election on Tuesday, April 8, 2025 in accordance with the Charter of the City of Zephyrhills, Florida, the Election Code of the State of Florida, and Florida Statutes regarding general municipal elections for Councilperson Seat No. 1 and Councilperson Seat 4.
 The qualifying period begins Tuesday, February 11, 2025 at 12 noon and ends Tuesday, February 18, 2025 at 12 noon.
 The Polling Place Precinct for this election is Alice Hall Community Center, 38116 5th Avenue. The Polls will be open at 7:00 a.m. and will remain open all day until 7:00 p.m.
 Ricardo Quiñones
 City Clerk
 January 24; February 7, 2025 25-00113P

FOURTH INSERTION

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

IN RE: ESTATE OF IRA ALLEN THACKER Deceased.
 TO: Courtney Leigh Thacker
 3429 Lawn Brook Court
 Melbourne, Florida 32934
 YOU ARE NOTIFIED that Notice of Administration and Petition to Sell Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:
 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.
 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

THIRD INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2024CA00087CAAXES
DIANE ARES, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES OF THE EST ATE OF SIEGFRIEND MULLER, Defendant(s).
 TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIEND MULLER
 Current Address: 2221 Sofia Dr., Lutz FL 33558
 YOUR ARE HEREBY NOTIFIED 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 & 1/17 INT IN SOPHIA DR AKA TR 18 LOT 7 BEING DSCB AS FOLLOWS COM SW COR OF E1/4 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 S00DG 18MIN 50"W 479.82FT
 TH N89DG 59MTN 20"W 1 1 OFT TH N00DG 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.
 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

THIRD INSERTION

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

The Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District ("District") will hold two public hearings on February 19, 2025, at 11:00 a.m. EST at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, Florida 33544. The District intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes, and the purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District
 The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, recreational facilities, stormwater management improvements, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.
 Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method.
 The District will also hold public hearings for the purpose of hearing comments and objections on the adoption of the proposed budget for Fiscal Year 2025 ("2025 Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.
 The public hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the meeting or hearings.
 The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
 Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in 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

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000214TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005178
 Year of Issuance: 06/01/2021
 Description of Property:
 28-25-17-0200-27700-0230
 MOON LAKE NO 20 MB 7 PGS 15 16 & 17 LOTS 23 & 24 BLK 277 OR 4861 PG 69
 Name(s) in which assessed:
 RALPH MOORE
 ESTATE OF RALPH MOORE, DECEASED
 JOANNE MOORE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
 January 09, 2025
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 25-00151P
 Jan. 24, 31; Feb. 7, 14, 2025

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000189TDAXXX
 NOTICE IS HEREBY GIVEN, That MICHAEL GIBER, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1509841
 Year of Issuance: 06/01/2016
 Description of Property:
 01-26-16-0010-01400-0000
 PORT RICHEY LAND COMPANY 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 S00DEG 14' 27"W 623.44 FT FOR POB TH CONT S00DEG 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 STARKEY 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
 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

--- ESTATE ---

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

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

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

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

The date of first publication of this notice is: 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

SECOND INSERTION

NOTICE TO CREDITORS
RE: MARION C. MCDONALD,
Deceased

TO: ALL PERSONS HAVING 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
Jan. 31; Feb. 7, 2025 25-00199P

**HOW TO PUBLISH
YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER**

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

OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2024-CP-001874-CPA-W5
IN RE: ESTATE OF
MOLLY LARSON KASUN
Deceased.

The administration of the estate of MOLLY LARSON KASUN, deceased, whose date of death was October 19, 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 demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

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

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

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

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

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

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

Personal Representative:
MILENA VELEZ
4817 White Bay Cir.
Wesley Chapel, FL 33545

Attorney for Personal Representative:
ANTHONY R. DAMIANAKIS,
ESQUIRE
FBN102740
PEACOCK, GAFFNEY & DAMIANAKIS, 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

SECOND 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 19, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

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 Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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:
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: jerrrod@alfonsohersch.com
Jan. 31; Feb. 7, 2025 25-00177P

SECOND 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 PETER 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, Tavara, FL 32778. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: 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:
jrvera@hnh-law.com
Jan. 31; Feb. 7, 2025 25-00196P

SECOND 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 Division, 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

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

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

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

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

The date of first publication of this notice is 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
Jan. 31; Feb. 7, 2025 25-00169P

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Observer**

--- ESTATE ---

SECOND 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, deceased, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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
Law Office of Lori Vella, PLLC
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: AttorneyLori@lorivella.com
Jan. 31; Feb. 7, 2025 25-00176P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000063CPAXES
IN RE: ESTATE OF
STEPHEN JAMES HUBER
Deceased.
The administration of the estate of Stephen 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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
tmccintyre@shumaker.com
Jan. 31; Feb. 7, 2025 25-00198P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is: 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
Jan. 31; Feb. 7, 2025 25-00197P

SECOND 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-002156-CAAX-WS
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff,
vs.
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, 2025, the following described property

as set forth in said Final Judgment, to wit:
LOT 2, AS SHOWN ON THE PLAT ENTITLED "THE PRESERVE AT GULF TRACE", AS SHOWN ON PLAT RECORDED IN PLAT BOOK 79, PAGES 11 THRU 16, OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS:
3032 INLET BREEZE WAY,
HOLIDAY, FL 34691
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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
24-02148 Bidder Number: 9180
Jan. 31; Feb. 7, 2025 25-00159P

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

SECOND INSERTION

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

MARIE KAHN, last known address are unknown.
Notice is hereby given to JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE KHAN A/K/A MARIE KAHN, UNKNOWN SPOUSE 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, that an action to foreclose on the following property in Pasco County, Florida:
LOT 250, BEAR CREEK SUBDIVISION, UNIT TWO, ACCORDING 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

SECOND INSERTION

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
Deceased.
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 Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands

against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is January 31, 2025.
Personal Representative:
HALEY PETTY
12912 Parkwood St,
Hudson, FL 34669
Attorney for Personal Representative:
THOMAS R. WALSER, Esq.
Email Address:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste 101,
Boca Raton, Florida 33487
Jan. 31; Feb. 7, 2025 25-00195P

SECOND INSERTION

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,
Plaintiff, v.
TIMOTHY MCCORMICK A/K/A
TIMOTHY JOSEPH MCCORMICK;
HEATHER MCCORMICK A/K/A
HEATHER MARIE MCCORMICK;
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.

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, RECORDED IN PLAT BOOK 77, PAGE 139-144, OF THE PUBLIC RECORDS OF PASCO COUNTY, 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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2023-CA-002856-CAAX-ES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
KEITH G. MCCLENDON;
WELLS FARGO BANK, N.A.;
UNKNOWN SPOUSE OF KEITH
G. MCCLENDON; 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 26 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 92, SUNSET ESTATES - 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

16, PAGES 3 AND 4, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 5628 MCCOY CT, ZEPHYRHILLS, FL 33542
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserververfl.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 ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDACIVIL 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 Jacolade 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 CARPENTER'S RUN PHASE III, AS PER PLAT HEREOF, RECORDED 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDACASE NO.:
2024CA002989CAAXES**MIDFLORIDA CREDIT UNION,**
Plaintiff,
v.**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-

cords of Pasco County, Florida.

Parcel ID No.:
17-26-18-0010-04100-0100
Property Address:
4495 Tubular Run,
Land O Lakes, Florida 34638

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. 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.

DATE: January 23, 2025
Clerk of the Court
NIKKI ALVAREZ-SOWLES,
ESQUIRE
Pasco County Clerk & Comptroller
2024CA002989CAAXWS
01-23-2025 12:19 PM
Deputy Clerk:
Haley Joyner
Jan. 31; Feb. 7, 2025 25-00161P

SECOND INSERTION

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

Case No.: 2024-CA-001717-WS

STEFAN POHLMAN,
Plaintiff,
v.**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,
MICHELLE 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 corner 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

of 95.84 feet bearing N 03°36'23" 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

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, FEBRUARY 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 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 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
2024CA001717CAAXWS
01-23-2025 12:31 PM
Deputy Clerk: Brooklyn
Jan. 31; Feb. 7, 14, 21, 2025
25-00160P

SECOND INSERTION

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

CASE NO. 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 PERSONAL REPRESENTATIVE OF THE ESTATE 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, ACCORDING
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, Florida 33487 on or before MARCH 3RD, 2025 / (30 days from Date of First Pub-

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 Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

WITNESS my hand and the seal of this Court at County, Florida, this January 29, 2025

CLERK OF THE CIRCUIT COURT
(SEAL)
Nikki Alvarez-SowlesPasco 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

SECOND INSERTION

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
Plaintiff, vs.**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF NATALIE V. PETZSCH, A/K/A
NATALIE V.
BROWN-PETZSCH, ET AL.,
DEFENDANT(S).**TO: Drake Alexander Brown
Last Known Address: 185 Florence St.,
Forest City, NC 28043
Current Residence: UNKNOWN
TO: Drake Alexander Brown
Last Known Address: 35 Boulder Dr.
Nebo, NC 28761
Current Residence: UNKNOWN
TO: Drake Alexander Brown
Last Known Address: 1777 2nd Ave, De-
land, FL 32724
Current Residence: UNKNOWN
TO: Amos Lester Brown, Jr.
Last Known Address: 9440 Pacific Ave.,
Tacoma, WA 98444
Current Residence: UNKNOWN
TO: Amos Lester Brown, Jr.
Last Known Address: 14209 Pacific Ave
S. Apt. 28 Tacoma, WA 98444
Current Residence: UNKNOWN
TO: Amos Lester Brown, Jr.
Last Known Address: 1360 Orange St.
Apopka, FL 32703
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries,
Devisees, Assignees, Lienors, Credi-
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 Richey, FL 34668
Current Residence: UNKNOWN
TO: Betty J. Spears
Last Known Address: 8305 PalenciaDrive, 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 Coun-
ty, 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 accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

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

SECOND 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,
INC.,**
Plaintiff, vs.
CONNIE SHIRE, et al.
Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BIN-
ION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF FLORIDA 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 highest 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 Final Judgment, to wit: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
LFLGH2BH013208930.
Property Address: 5929 ASHEN
AVE, NEW PORT RICHEY, FL
34652

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.Dated this 28 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
24-230601 - MiM
Jan. 31; Feb. 7, 2025 25-00202P

SECOND 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.**NOTICE OF SALE IS HEREBY GIVEN 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 ASSETS LLC, is Plaintiff, and RAD DIVERSIFIED REIT, INC., BRANDON D. MENDENHALL, and A2 DEVELOPMENTS, 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 UNRECORDED PLAT OF SEA PINES SUB-DIVISION UNIT THREE ADDITION, 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 SECTION 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 BEGINNING.


Also known as 15621 BERTRAM DR, HUDSON, FL 34667.

together with all existing or subsequently 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 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
Jan. 31; Feb. 7, 2025 25-00168P



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Email your Legal Notice

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

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


--- ACTIONS / SALES ---

SECOND 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, 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

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
TO: 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, 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, 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, GRANTEEES, 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

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 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.
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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF MINERAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 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 TEAGUE; GENEVIEVE E. CROOKS; JAMES LILLY, 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 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 Book 9366, Page 2934, as corrected by Corrective Warranty Deed recorded in Book 9368, Page 2989.

Parcel II:
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 REFERENCE, 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, 100.00 feet; thence N.00°38'03"E., 149.37 feet for a POINT OF BEGINNING; thence continue N.00°38'03"E., 38.50 feet, thence N.51°48'55"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 right-of-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 1/2 of 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 Northwest 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 1/4 of 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 recorded 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 PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.
Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
400 North Ashley Drive, Suite 3100
Tampa, Florida 33602
Telephone: (813) 2250-2500
Primary: lenj@jppfirm.com
Secondary: sheadam@jppfirm.com
Attorneys for Plaintiff
www.jppfirm.com
Jan. 31; Feb. 7, 14, 21, 2025 25-00201P

SECOND 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 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, RECORDED 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

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

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 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
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:
Lot 1, Block A, SUNSET ESTATES, 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 ESTATES, according to plat thereof as recorded in Plat Book 5, Page 165, Public Records of Pasco County, Florida.
Parcel ID #27-24-16-0130-00A00-0020
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

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
Jan. 31; Feb. 7, 2025 25-00186P

Q&A **What is a public notice?**
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000190TDAXXX
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 #: 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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000212TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005056
Year of Issuance: 06/01/2021
Description of Property:
21-25-17-014R-24000-0080
MOON LAKE ESTATES UNIT 14
R/P PB 6 PGS 47 & 48 LOTS 8 9 & 10 BLK 240 OR 3312 PG 1979
Name(s) in which assessed:
DAVID M RODRIGUES TRUST
WILLIAM E RODRIGUES
CO-TRUSTEE
ERNEST W RODRIGUES
CO-TRUSTEE
DAVID M RODRIGUES FAMILY
TRUST DTD JANUARY 7 1987
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00149P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000210TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2009469
Year of Issuance: 06/01/2021
Description of Property:
34-26-15-0000-02500-0000
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 THEREOF 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000209TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005900
Year of Issuance: 06/01/2021
Description of Property:
05-26-16-0520-00000-0110
WESTSIDE PARK UNREC PLAT
LOT 11 DESC AS FOLL:NORTH
50 FT OF SOUTH 100 FT OF
EAST 105 FT OF TRACT 14 OF
THE PORT RICHEY LAND
COMPANY PB 1 PG 61 SUBJ TO
A UTILITY EASEMENT OVER
THE WEST 15 FT & EAST 10 FT
THEREOF
Name(s) in which assessed:
LENDON D MCCOMBS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00146P

THIRD 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:
24-26-15-0010-05000-0020
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
S00DG 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
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

THIRD 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

THIRD 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 KUHNICKI
REVOCABLE LIVING TRUST
MICHAEL JAMES KUHNICKI
TRUST
MICHAEL JAMES KUHNICKI
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
25-00144P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000200TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005318
Year of Issuance: 06/01/2021
Description of Property:
30-26-17-0050-00000-0010
SHOPPES AND OFFICES OF
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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000193TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2000610
Year of Issuance: 06/01/2021
Description of Property:
26-24-21-0090-00000-0010
MICKENS HARPER PB 3 PG 158
LOT 1 OR 1321 PG 643
Name(s) in which assessed:
ISALAH STEWART JR
ISALAH STEWART
RUBY STEWART
REUBEN STEWART
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00132P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000203TDAXXX
NOTICE IS HEREBY GIVEN, That ALFRED DUROSCA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1601589
Year of Issuance: 06/01/2017
Description of Property:
09-25-16-0010-04400-0070
PORT RICHEY LAND COMPA-
NY SUB PB 1 PG 61 N 20 FT OF
TR 44 EXC E 132 FT FOR SR NO
55 R/W OR 3267 PG 414
Name(s) in which assessed:
GEORGE A SMITH
DONNA L SMITH
DONNA SMITH
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00141P

THIRD 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 assessed are as follows:
Certificate #: 1711798
Year of Issuance: 06/01/2018
Description of Property:
32-26-16-0140-00600-0020
TAMPA-TARPON SPRINGS
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 JR &
ELEANOR I CLARK ET AL
GWENDOLYN LILLIE
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

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000194TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2002439
Year of Issuance: 06/01/2021
Description of Property:
23-26-20-0010-00200-0020
FOX RIDGE PLAT 1 PB 15 PGS
118-128 LOT 2 BLK 2 OR 8544
PG 1105
Name(s) in which assessed:
JOHN H DAVENPORT JR
CRYSTAL L DAVENPORT
NEIL DEE LOVE
ROSALAND G LOVE
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
25-00133P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000208TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005590
Year of Issuance: 06/01/2021
Description of Property:
23-24-16-0260-00000-0030
SEA PINES UNIT 2 MB 9 PG 60
LOT 3 RB 1069 PG 1956
Name(s) in which assessed:
KATHERINE NUNEZ
LILLIA BOSCH
JAMES V HODNETT JR
J VICTOR HODNETT SR
DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00145P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000196TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2006312
Year of Issuance: 06/01/2021
Description of Property:
09-25-16-0760-00000-1440
PINELAND PARK UNREC PLAT
LOT 144 COM NE COR OF TR
38 TH S 00DG 21' 13"W 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>, 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

THIRD INSERTION

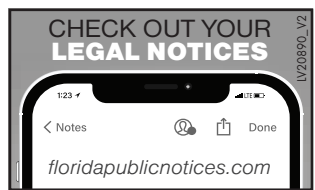
Notice of Application for Tax Deed 2024XX000195TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which 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

THIRD 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
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
25-00148P

THIRD 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 29 TH S00DEG
46'09"W 1186.61 FT TH N89DEG
10'14"W 661.91 FT TH S00DEG
49'46"W 131.66 FT FOR POB TH
CONT S00DEG 49'46"W 22.79
FT TH N89 DEG 36'43"W 165.54
FT TH N02 DEG 38'31"W 14.00
FT TH N87DEG 21'29"E 166.69
FT TO POB SUBJECT TO ESMT
PER OR 4566 PG 1275 OR 4173
PG 1896 OR 4173 PG 1900 OR
4173 PG 1904 OR 4173 PG 1908
OR 4173 PG 1912
Name(s) in which assessed:
DEB LIMITED PARTNERSHIP
ALAN S GASSMAN PA
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
January 09, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 24, 31; Feb. 7, 14, 2025
25-00142P



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