

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the New Port Corners Community Development District

Notice is hereby given to the public and all landowners within the New Port Corners Community Development District (the "District"), comprised of approximately 257,765 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: March 11, 2025
 TIME: 9:00 a.m.
 LOCATION: Residence Inn by Marriott Tampa
 2101 Northpointe Parkway
 Lutz, Florida 33588

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at Debby Bayne-Wallace at dbwallace@rizzetta.com or by phone 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 711 for aid in contacting the District Manager.

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

Debby Bayne-Wallace, District Manager
 February 14, 21, 2025 25-00283P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT RFQ for District Engineering Services

The Mitchell Ranch Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under 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 in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors. 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 one (1) electronic and one (1) hard copy of the Qualification Statement by 12:00 p.m. (EST), on Friday, February 28, 2025, to the attention of District Manager Debby Bayne-Wallace, dbwallace@rizzetta.com, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("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 District Counsel, 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 District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Debby Bayne-Wallace, District Manager at DBWallace@Rizzetta.com.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT DISTRICT ENGINEER PROPOSALS COMPETITIVE SELECTION CRITERIA

1. Ability and Adequacy of Professional Personnel (Weight: 25 Points)
 Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
 2. Consultant's Past Performance (Weight: 25 Points)
 Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
 3. Geographic Location (Weight: 20 Points)
 Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
 4. Willingness to Meet Time and Budget Requirements (Weight: 20 Points)
 Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
 5. Recent, Current, and Projected Workloads (Weight: 5 Points)
 Consider the recent, current and projected workloads of the firm.
 6. Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)
 Consider the desire to diversify the firms that receive work from the District; etc.
- February 14, 2025 25-00310P

FIRST INSERTION

NOTICE OF RULEMAKING FOR PARKING ENFORCEMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Dupree Lakes Community Development District ("District") on March 18, 2025, at 6:00 p.m., at the Dupree Lakes Clubhouse, 6225 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed rules related to parking enforcement and towing of unauthorized vehicles. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer Pasco County on February 7, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, Government Management Services - Tampa, LLC at 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844 (hereinafter, the "District Office") at least forty-eight (48) hours prior to 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) or 1 800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager's Office at 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

Jason Greenwood
 District Manager
 February 14, 2025 25-00280P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES

EPPELSON NORTH COMMUNITY DEVELOPMENT DISTRICT

The Epperson North Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under 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 in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors.

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 one (1) electronic and one (1) hard copy of the Qualification Statement by 4:00 PM EST, Monday, March 10, 2025, to the attention of Inframark, c/o Kristee Cole, 313 Campus Street, Celebration, FL 34747.

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

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Kristee Cole, District Manager at Kristee.cole@inframark.com
 Kristee Cole, District Manager
 February 14, 2025 25-00281P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

The Rules of Procedure will 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, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with Florida law. The 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 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Kristen Smit, District Manager
 Del Webb River Reserve Community Development District
 February 14, 2025 25-00279P

FIRST INSERTION

NOTICE OF REVISED AMENITY RULES AND POLICIES BY THE EPPELSON NORTH COMMUNITY DEVELOPMENT DISTRICT

The Epperson North Community Development District hereby gives notice of its intention to adopt revised and/or new Amenity Rules and Policies regarding operation of its recreational facilities and related infrastructure. The revised Amenity Rules and Policies are proposed pursuant to Sections 190.011, 190.012 and 190.035, Florida Statutes, as amended. The purpose and effect of the revised Amenity Rules and Policy are to address the efficient operation of the District's recreational facilities and related infrastructure. Specific legal authority for any rate amendments includes Sections 120.54, 190.011 and 190.035, Florida Statutes, as amended and applicable.

A public hearing will be conducted by the Board of Supervisors of the Epperson North Community Development District on Wednesday, March 19, 2025, during a regular meeting of the Board of Supervisors beginning at 6:00 p.m., at the Epperson Lakehouse, located at 9045 Ivy Stark Blvd, Wesley Chapel, FL 33545.

Any person desiring a copy of the preliminary draft of the proposed Amenity Rules and Policies may obtain a copy, without cost, by contacting the District Manager's Office, 313 Campus Street, Celebration, FL 34747, or by telephone at (813) 382-7355.

The public hearing may be continued to a date, time, and place approved by the Board on the record without additional publication of notice.

Kristee Cole
 District Manager
 February 14, 2025 25-00282P

FIRST INSERTION

NOTICE

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1498-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-00700-0000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.



The public hearing will be held on February 24, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
 February 13, 2025 25-00288P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The purposes and effects of the rules are to provide for towing of cars on District-owned roads and other property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Public hearings will be conducted by the District on March 28, 2025, at 11:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Additional information regarding these public hearings may be obtained from the District's website, <https://www.avalonparkwestcd.org/> or by contacting the District Manager, Cindy Cerbone, at cerbonec@whassociates.com or by calling (561)571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone
 District Manager
 February 14, 2025 25-00278P

FIRST INSERTION

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

The Board of Supervisors of the Bexley Community Development District will hold a meeting on February 26, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular 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 Rizzetta & Company, 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.

Wesley Elias
 District Manager
 February 14, 2025 25-00287P

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

--- PUBLIC SALES ---

FIRST INSERTION

The Angeline Community Development District**Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments**

The Board of Supervisors ("Board") of the Angeline Community Development District ("District") will hold a public hearing and a regular Board meeting on March 11, 2025, at 6:00 p.m., at the Hilton Garden Inn Suncoast Parkway, located at 2155 North Pointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or 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.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 565-4663 at least 2 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.

Larry Krause, District Manager

Feb. 14, 21, 28; Mar. 7, 2025

25-00277P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Summerstone Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Parking and Parking Enforcement. The purposes and effects of the rules are to provide for towing of cars on District-owned property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, 190.035, and 190.041, Florida Statutes. Public hearings will be conducted by the District on March 28, 2025, at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Additional information regarding these public hearings may be obtained from the District's website, <https://www.summerstonecdd.net> or by contacting the District Manager, Jamie Sanchez, at sanchezj@whhassociates.com or by calling (561)571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Jamie Sanchez

District Manager

February 14, 2025

25-00289P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1984 Mobile Home, VIN FLFL2AE21337299/FLFL2BE21337299 and the contents therein, if any abandoned by previous tenant, Linda Lee Yarick

On February 27, 2025 at 9:30am at Caribbean Mobile Home Estates, 10800 Bone Fish Road, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400

Sarasota, Florida 34236

Telephone: (941) 363-0110

Facsimile: (941) 952-9111

Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards

SHERYL A. EDWARDS

Florida Bar No. 0057495

sedwards@edwards-lawfirm.com

February 14, 21, 2025 25-00284P

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 Moonstone and Seaglass located at 27251 Wesley Chapel Blvd #1136 in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of February, 2025.

Heather Pettis

February 14, 2025 25-00286P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Melvaline Lynnette Jordan will on March 7, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1992 SHEN Mobile Home, VIN 10L22289 , TITLE 64038004

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,

February 14, 21, 2025 25-00285P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 2024-CP-001998

IN RE: ESTATE OF EDITH G. TEUFEL,

Deceased.

The administration of the estate of EDITH G. TEUFEL (the "Decedent"), whose date of death was November 7, 2024; File Number 2024-CP-001998, 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 representatives 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.

The date of first publication of this notice is February 14, 2025.

JAMES P. TEUFEL

11440 Willow Gardens Drive

Windermere, FL 34786

Personal Representative

CATHERINE A. ARHONTAS

30346 Five Farms Avenue

Wesley Chapel, FL 33543

Personal Representative

QUARLES & BRADY LLP

RIGAS P. PAPPAS, ESQ.

Florida Bar No. 1038150

1395 Panther Lane, Suite 300

Naples, FL 34109

Telephone: 239.262-6746

Email: rigas.pappas@quarles.com

Secondary Email:

lisa.brown@quarles.com

Attorney for Personal Representatives

QB\93418952.1

February 14, 21, 2025 25-00275P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 2024-CP-002020

IN RE: ESTATE OF JANUSZ TOCZEK

Deceased.

The administration of the Estate of JANUSZ TOCZEK, deceased, whose date of death was on May 9, 2024, and the last four digits of his social security number are 2958 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:

/s/ Andrew Wiczorkowski

Andrew Wiczorkowski

2474 Sunset Point Road

Clearwater, FL 33765

Attorney for Personal Representative:

/s/ Andrew Wiczorkowski

Andrew Wiczorkowski, Esq.

Florida Bar Number: 0829994

2474 Sunset Point Road

Clearwater, FL 33765

Telephone: (727) 726-1200

Fax: (727) 726-7088

E-Mail: awlawyeradvice@gmail.com

February 14, 21, 2025 25-00298P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP001911CPAXWS

IN RE: THE ESTATE OF ROGER H. WELLS

Deceased.

The administration of the estate of ROGER H. WELLS, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 14, 2025.

Personal Representatives:

MARY LEE WELLS LUDOVICI

10972 106th Ave. N

Seminole, FL 33778

GEORGIA WELLS EAGAN

17410 Cardinal Pl.,

King George, VA 22485

WILLIAM DAVID WELLS

13790 Spoonbill Ln.,

Clearwater, FL 33762

Attorney for Personal Representative:

ANTHONE R. DAMIANAKIS,

ESQUIRE

FBN102740

PEACOCK, GAFFNEY

& DAMIANAKIS, P.A.

tony@pgdlaw.net ;

lisa@pgdlaw.net ;

assistant@pgdlaw.net

2348 Sunset Point Rd.,

Clearwater, FL 33765

(727) 796-7774

February 14, 21, 2025 25-00274P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File # 51-2025CP000052

IN RE: THE ESTATE OF EDWARD EMIL RADKE

a/k/a Edward E. Radke

a/k/a Edward Radke, deceased.

The administration of the estate of EDWARD EMIL RADKE a/k/a Edward E. Radke a/k/a Edward Radkel deceased, whose date of death was June 01, 2024 is pending in the Circuit Court for Pasco County, Florida, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34655. The name and address of the Personal Representative and the Personal Representative's attorney, is 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 14, 2025.

/s/ Steven Meiller

STEVEN MEILLER, ESQUIRE

Florida Bar Number: 0846340

12000 U.S. Hwy. 19

Hudson, Florida 34667

Telephone: (727) 869-9007

E-Mail: steveslad@gmail.com

Attorney for Personal Representative

Jessica Radke

February 14, 21, 2025 25-00294P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2025-CP-0069-WS

IN RE: ESTATE OF JOANN BLOOMER

Deceased.

The administration of the estate of JOANN BLOOMER, 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 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:

ROBERT M. BLOOMER, JR.

13244 Newport Shores Dr.

Hudson, Florida 34669

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 14, 21, 2025 25-00295P

FIRST INSERTION

NOTICE TO CREDITORS

RE: PAUL ALBERT, Deceased

Deceased

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

The above-named Decedent, established a Living Trust, entitled PAUL ALBERT LIVING TRUST, dated APRIL 3, 2008,

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 14, 2025.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-2072-WS
IN RE: ESTATE OF
IVALENE E. WOEHL
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative
KEITH ZEGAN
1439 Impatiens Ct.
Trinity, Florida 34655
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 14, 21, 2025 25-00296P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000079
IN RE: ESTATE OF
PHILIP CUTTLE
aka PHILIP S. CUTTLE
Deceased.

The administration of the estate of PHILIP CUTTLE, also known as PHILIP S. CUTTLE, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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: February 14, 2025.

Signed on this 12th day of January, 2025.
MARK CUTTLE
Personal Representative
7711 Elizabeth Way Drive
Ooltewah, TN 37363
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
February 14, 21, 2025 25-00271P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 2024CP002028CP AXES
Division PROBATE
IN RE: ESTATE OF
LOUIS EDWARD LANTMAN
Deceased.

The administration of the estate of Louis Edward Lantman, deceased, whose date of death was August 25, 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 February 14, 2025.

Personal Representative:
Edward L. Lantman
3691 E Narrowleaf Drive
Gilbert, Arizona 85298
Attorney for Personal Representative:
Robert C Burnette
Attorney
Florida Bar Number: 0159614
5408 7th Street
Zephyrhills, FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com
Secondary E-Mail: e182fl@gmail.com
February 14, 21, 2025 25-00291P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP000252-WS
Division A
IN RE: ESTATE OF
WILLIAM SAMUEL HANLON, JR.
a/k/a WILLIAM SAMUEL HANLON
a/k/a WILLIAM S. HANLON, II
Deceased.

The administration of the estate of William Samuel Hanlon, Jr., deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 14, 2025.

Personal Representative:
William Samuel Hanlon, III
16189 Forzando Avenue
Brooksville, FL 34604
Attorney for Personal Representative:
Mark A Rothman
E-mail Addresses:
info@yourprobatesource.co,
info@orcaei.com
Florida Bar No. 968609
3632 Land O'Lakes Blvd., #106-21
Land O'Lakes, FL 34639
Telephone: (855) 727-7279
February 14, 21, 2025 25-00297P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-000164-WS
IN RE: ESTATE OF
FRAN MCLAUGHLIN HARVEY
a/k/a FRAN HARVEY
Deceased.

The administration of the estate of Fran McLaughlin Harvey a/k/a Fran Harvey, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 14, 2025.

Personal Representative:
Shannon L. Simon
4412 Marine Parkway
New Port Richey, Florida 34652
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobattrustlaw.com
Secondary E-Mail:
stacey@flprobattrustlaw.com
February 14, 21, 2025 25-00276P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-181
IN RE: ESTATE OF
MICHAEL C. MONTGOMERY
AKA MICHAEL CHRISTOPHER
MONTGOMERY, SR.
Deceased.

The administration of the estate of MICHAEL C. MONTGOMERY AKA MICHAEL CHRISTOPHER MONTGOMERY, SR., deceased, whose date of death was February 19, 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.

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 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 14, 2025.

Personal Representative:
KALI NICOLE MONTGOMERY
13529 Marilyn Court
Hudson, Florida 34669
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
February 14, 21, 2025 25-00273P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2023-CA-003091
**SPECIALIZED LOAN SERVICING
LLC,**
Plaintiff(s), v.
**UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
INTEREST IN THE ESTATE OF
MARY M RODRIGUEZ A/K/A
MARY RODRIGUEZ, et. al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 30th day of January 2025, in Case No.: 2023-CA-003091, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF MARY M RODRIGUEZ A/K/A MARY RODRIGUEZ; SHARON RODRIGUEZ -GIBNER, MICHAEL RODRIGUEZ, DANIEL W. RODRIGUEZ, JASON RODRIGUEZ, DAPHNE RODRIGUEZ; JOANNE V. RODRIGUEZ; SILVER OAKS COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on the 3rd day of March 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 10, LAURELWOOD AT SILVER OAKS, AS PER PLAT

THEREOF RECORDED IN PLAT BOOK 32, PAGE 110, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 6434 LAURELWOOD DR, ZEPHYRHILLS, FL 33542
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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 5th day of February 2025
By: /s/ Ian Norych
Ian R. Norych, Esq.
Bar Number: 56615
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
23-05535
February 14, 21, 2025 25-00269P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2022CA002593CAAXWS
**U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR ANGEL OAK MORTGAGE
TRUST I, LLC, 2018-3,
MORTGAGE-BACKED
CERTIFICATES, SERIES 2018-3,
Plaintiff, vs.
ERIKA ANN BLOOMQUIST F/K/A
ERICA A. MCADAMS, et al.
Defendant(s).**
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 03, 2024, and entered in 2022CA002593CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3 is the Plaintiff and ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS; SYNERGY CONTRACTING GROUP, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 04, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1438, COLONIAL HILLS LOTS 28 AND 29, MARTHA'S VINEYARD UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5435 QUIST

DR, PORT RICHEY, FL 34668
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH 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 11 day of February, 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
24-230945 - MIM
February 14, 21, 2025 25-00308P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2024CA000206CAAXES
**Deutsche Bank National Trust
Company, as Trustee for Fremont
Home Loan Trust 2005-1,
Asset-Backed Certificates, Series
2005-1,
Plaintiff, vs.
Reggie Williams, et al.,
Defendants.**
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000206CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 is the Plaintiff and Reggie Williams; Rose Williams; U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-S3; Ivy Lake Estates Association, Inc.; Suncoast Crossings Master Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 1st day of May, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 43, BLOCK 4, IVY LAKE ESTATES, PARCEL ONE, PHASE TWO, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 46, PAGES 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID: 31-26-18-0040-00400-0430
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port 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 5th day of February, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F03031
February 14, 21, 2025 25-00268P

--- ACTIONS / SALES ---

FIRST INSERTION

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

2024CA002287CAAXWS GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCI, Plaintiff, vs. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS, AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROL ANN BERGIN, DECEASED, et al., Defendant(s).

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL ANN BERGIN, DECEASED TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL JAMES LIVINGSTONE, DECEASED TO: VIRGINIA MARIE LIVINGSTONE A/K/A VIRGINIA MARIE BLAUT TO: ROBERT JOHN LIVINGSTONE TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer or by March 17, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 189, FOREST HILLS UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Street Address: 1561 Debonair Dr Holiday, FL 34690

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

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

DATED at Pasco County this 10 day of February, 2025.

Clerk of the Circuit Court SEAL By /s/Kaylen McCutcheon Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email service@dwaldmanlaw.com, February 14, 21, 2025 25-00309P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA001285CAAXES DIVISION: J8

FLORIDA BAR NO. 303641 NELSON DES CHAMPS, Plaintiff, vs. GSC PARTNERS, INC. a dissolved Florida corporation, and GPIII Trucking, LLC, a Florida limited liability company Defendants.

NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above captioned case, the Clerk will sell the property situated in Pasco County, Florida, described as:

The North 1/2 of the North 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 24 South, Range 18 East, Pasco County, Florida. SUBJECT to an Ingress/Egress Easement over and across the North 25.00 feet of the East 75.00 feet and over and across the North 25.00 feet of the West 75.00 feet of said parcel. Property Address: 16667 Holland Lane Spring Hill, Pasco County, FL 34610

at public sale, to the highest and best bidder for cash, at an online sale at www.pasco.realforeclose.com, beginning at 11:00 a.m. on March 12, 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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given on the notice. Telephone: (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.

DATED this 5th day of February, 2025.

HOBBS AND HOBBS, P.L. By: Robert S. Hobbs, Esquire Florida Bar Number 303641 3818 W. Azele Street Tampa, Florida 33609 Telephone: (813) 879-8333 (ext 2) Facsimile: (813) 877-5426 Email: rhobbs@hobbsandhobbs.com ATTORNEYS FOR PLAINTIFF February 14, 21, 2025 25-00270P

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019-CA-000907 DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. KEELY A. SMITH, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 1, 2024 and the Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Set for January 14, 2025, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 17th day of March 2025, at 11:00 am to the highest and best bidder for cash, at www.pasco.realforeclose.com on the following described property:

Tract 870 of the unrecorded plat of HIGHLANDS VI, being further described as follows: Beginning at the Northwest corner of the Southwest ¼ of Section 21, Township 24 South, Range 17 East, Pasco County, Florida, go thence South 00°10'24" West, along the West line of said Southwest ¼ a distance of 31.91 ft; thence South 45°51'42" East, a distance of 1008.76 ft to the P.C. of a curve having a central angle of 16°25'11", a radius of 325.00 ft, a tangent distance of 46.89 ft, a chord bearing and distance of North 52°20'53" East, 92.82 ft; thence along the arc of said curve and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve a distance 93.14 ft; thence North 29°26'31" West, a distance of 777.84 ft; thence North 89°57'20" West, a distance of 415.00 ft to the Point of Beginning.

Property Address: 12117 Oakwood Dr. Hudson, FL 34669.

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. Dated: February 6, 2025.

/s/Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com @bitman-law.com

BITMAN O'BRIEN, PLLC 610 Crescent Executive Ct, Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-2511 Attorneys for Plaintiff February 14, 21, 2025 25-00300P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001900CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 2021CA001900CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE WRIGHT; CHARLEENE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 March 04, 2025, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8904 PLANTERS LN, NEW PORT RICHEY, FL 34654

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 9 day of February, 2025.

By: /s/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@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: fmail@raslg.com 20-079827 - MIM February 14, 21, 2025 25-00306P



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Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024-CA-001101-CAAX-W5

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. NEIL PRICE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; 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 04 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3221 ROXBURY DR, 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 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 04 day of February 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 24-01041 February 14, 21, 2025 25-00311P

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA000807CAAXES

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 Plaintiff, vs. DONNA HERRERA and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DONNA HERRERA; MONICA HERRERA; UNKNOWN SPOUSE OF MONICA HERRERA; FAIRWAYS OF QUAIL HOLLOW HOMEOWNERS ASSOCIATION, INC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC; TOWD POINT HE TRUST 2021-HE1, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/

UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco County, Florida described as: LOT 84, BLOCK 2, THE FAIRWAYS OF QUAIL HOLLOW, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..

The Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on June 10, 2025 at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

By William Nussbaum III, Esq Florida Bar No. 66479 Law Office of GARY GASSEL, p.a. 2191 Ringling Boulevard Sarasota, Florida 34237 Attorney for Plaintiff February 14, 21, 2025 25-00301P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2023-CA-003875 ES

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4, Plaintiff, vs. DONNA JEAN WATSON AKA DONNA WATSON, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 28, 2025 and entered in Case No. 2023-CA-003875 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-4, is the Plaintiff and Christopher D. Watson, Donna Jean Watson aka Donna Watson, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 3, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

COUNTY, FLORIDA, LESS THE SOUTHERN 25 FEET THEREOF FOR ROAD-WAY PURPOSES. A/K/A 18329 FERRERA AVENUE SPRING HILL FL 34610

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the 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 05 day of February, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/23-002922 February 14, 21, 2025 25-00299P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA001672CAAXWS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER 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 March 04, 2025, the following described property as set forth in said Final Judgment, to wit:

THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, 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 9 day of February, 2025.

By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@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 19-267819 - MiM February 14, 21, 2025 25-00305P

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA, CIVIL ACTION

CASE NO.: 2024CC006338CCAXES

SANDALWOOD MOBILE HOME COMMUNITY HOMEOWNERS ASSOCIATION, INC Plaintiff vs. Estate of Susan Phillips, et al Defendant(s)

TO: ESTATE OF SUSAN PHILLIPS, UNKNOWN HEIRS AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS LAST KNOWN RESIDENCE IS: Unknown heirs, devisees and other persons or unknown parties claiming by through or against the Estate of Susan Phillips 36118 Zinnia Ave Zephyrhills, FL 34669 PRESENT RESIDENCE IS: UNKNOWN

Public Records of Pasco County, Florida.

has been filed against you. You are required to file written defenses with the clerk of the court and to serve a copy within thirty (30) days after the first publication on or before March 17th, 2025 of this notice on Plaintiff's attorney, Anne M. Malley, P.A., 36739 State Road 52, Suite 105 Dade City, FL 33525, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs 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 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. WITNESS my hand and seal of this Court on this 10th day of February, 2025.

Clerk of the Court By Haley Joyner As Deputy Clerk Anne M. Malley, P.A. 36739 State Road 52, Suite 105 Dade City, FL 33525 February 14, 21, 2025 25-00302P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024 CA 000349

PHH MORTGAGE CORPORATION, Plaintiff, vs. JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 19, 2024 in Civil Case No. 2024 CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

realforeclose.com on April 22, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT FIFTY-FIVE (55) OF TAHITI HAN HOMES, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 7 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

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: 727.847.8110 (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 6th day of February, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1073B February 14, 21, 2025 25-00290P

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

CASE NO. 2019 CA 001161 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, Plaintiff, vs. DAVID R. VOGEL A/K/A DAVID VOGEL, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of March, 2025 at 11:00 AM on the following described prop-

erty as set forth in said Summary Final Judgment, to-wit:

LOT 651, BEAR CREEK SUBDIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mcalla.com Fla. Bar No.: 146803 19-00487FL February 14, 21, 2025 25-00304P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA000150CAAXWS

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARY ANN GALLAGHER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2024CA000150CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARY ANN GALLAGHER; FLORIDA HOUSING FINANCE CORPORATION 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 March 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1438, COLONIAL HILLS UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3626 CALERA DR, NEW PORT RICHEY, FL 34652

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 9 day of February, 2025.

By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-168462 - RaO February 14, 21, 2025 25-00307P

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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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 (Harley Davidson)	B046

Vin #: 1HDICT3188K415809
Year: 2008 Make: HD
Model: XL1200C Sportster
February 7, 14, 2025 25-00258P

FOURTH 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

NEW NEIGHBORS

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

WOULDN'T YOU WANT TO KNOW?

BE INFORMED

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

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA PUBLIC NOTICES ASSOCIATION

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

FloridaPublicNotices.com

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V5

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.: 24-CA-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

FOURTH INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2024CA000837CAAXES
DIANE ARES, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIED MULLER, Defendant(s).
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES AND ASSIGNEES OF THE ESTATE OF SIEGFRIED 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

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 speci-

fied under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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. Terreros, 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

SECOND 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 Lloyd 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

SECOND 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

SECOND 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

SECOND 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 the 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

SECOND INSERTION

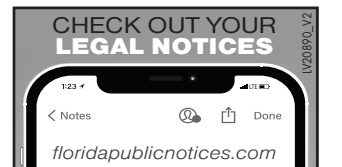
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2025-CP2012-WS
IN RE: ESTATE OF LINDA L. HIMEBAUGH Deceased.
The administration of the estate of LINDA L. HIMEBAUGH, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for 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 s. 732.221, Florida Statutes.
All 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:
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

SECOND 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 3655-0338. 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All 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

SECOND 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 732.221.
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
Secondary E-Mail: peytonlaw2@gmail.com
February 7, 14, 2025 25-00262P



--- ACTIONS / SALES ---

SECOND INSERTION

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, GRANTEES, 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

right, title or interest in the property described in the mortgage being foreclosed here.

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

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

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

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.

WITNESS my hand and the seal of this Court on January 29, 2025.

Nikki Alvarez-Sowles
CLERK OF THE CIRCUIT COURT (SEAL)
Deputy Clerk: Kaylen McCutcheon
February 7, 14, 2025 25-00241P

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-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:

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

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 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.

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

SECOND INSERTION

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, et al., 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:

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 N00DEG 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 N00DEG 21'13"E 110 FT TH S89DEG 51'58"E 50 FT

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 FOR 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

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.

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.

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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

--- TAX DEEDS ---

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000216TDAXXX

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 #: 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

Name(s) in which assessed:
NANCY CAROLYN FLOYD
CAROLYN I BUCHANAN
SCHERRY L BUCHANAN
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 25-00206P

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000237TDAXXX

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 #: 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

Name(s) in which assessed:
JONATHAN R POLITANO
REGISTERED AGENT
VERONA R 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 25-00222P

--- ACTIONS / SALES ---

SECOND INSERTION

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, GRANTEES, 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 case, 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:

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

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.

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

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

Dated at St. Petersburg, Florida this 31 day of January, 2025.

eXL Legal, PLLC
Designated Email Address:
efilling@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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2024CA001581CAAXWS
CAG NATIONAL FUND III LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, 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 FORGACH, DECEASED; ERIC J. FORGACH; 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, GRANTEES, 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:

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port 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: 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: servicef@mtglaw.com
February 7, 14, 2025 25-00235P

THIRD 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 MARQUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUMBER 1 DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MICHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG DEUTSCH ZENTRALGENOSSENSCHAFTSBANK, 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

FOURTH 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

--- ACTIONS / SALES ---

THIRD INSERTION

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

CIVIL DIVISION
Case No.: 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, 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.89°50'06"W. along the South boundary of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of 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 said Section 11, 100.00 feet for a POINT OF BEGINNING; thence continue along said South boundary N.89°50'06"W., a distance of 329.32 feet; thence N.00°38'03"W., a distance of 264.54 feet; thence S.89°50'06"E., 329.32 feet; thence S.00°38'03"W., 264.54 feet to the POINT OF BEGINNING.
TOGETHER WITH:
 A 30.00' easement for ingress/egress as follows:
 For a POINT OF REFERENCE, commence at the South-

east 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 Southwest 1/4 of the Northwest 1/4 of said Section 11; thence N.89°50'06"W. along the South boundary of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of 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 229.00 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 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
 NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 25, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasuries.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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000214TDAXXX
 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 LG 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 SOODEG 05'22"W 520.00 FT TH N89DEG 47'55"E 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 SOODEG21'25" W LG WEST LINE OF NW1/4 OF SW1/4 50.00 FT TO SOUTH R/W OF ST JOE ROAD TH S89DEG47'55"E ALG R/W 190.00 FT FOR POB TH S89DEG47'55"E 230.00 FT TH S00DEG05'22"W 520.00 FT TH N89DEG47'55"W 422.43 FT TH N00DEG21'25"E 252.00 FT TH S89DEG47'55"E 190.00 FT TH N00DEG21'25"E 268.00 FT TO POB SUBJ TO EASEMENT FOR INGRESS/EGRESS OVER & ACROSS TH EAST 25.00 FT THEREOF. TOGETHER WITH ESMT FOR INGRESS/EGRESS OVER & ACROSS THE EAST 25.00 FT OF NE1/4 OF SE1/4 OF SEC 25
 Name(s) in which assessed:
 VICTORIA B HAMMOND
 ANDREW W HAMMOND
 VICTORIA B & ANDREW W HAMMOND
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
 January 09, 2025
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Jan. 24, 31; Feb. 7, 14, 2025
 25-00143P

SECOND INSERTION

NOTICE OF 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.realtaxdeed.com, the following described property:
 LOTS 55, 56 AND 57, AND THE NORTH 1/2 OF FORMER ALLEY SOUTH OF SAME, TUCKER'S 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
 Quintairos, 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

FOURTH 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

SECOND INSERTION

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
 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:
 THE WEST ONE-HALF OF THE FOLLOWING PARCEL OF LAND:

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
 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.
 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 at Pasco County this 31st day of January, 2025.
 Clerk of Circuit Court
 By: (SEAL) Haley Joyner
 Deputy Clerk
 February 7, 14, 2025 25-00236P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
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.realtaxdeed.com at 11:00

A.M. on the 27th day of February, 2025, the following described property as set forth in said Final Judgment, to wit:
 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.
 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.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: 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

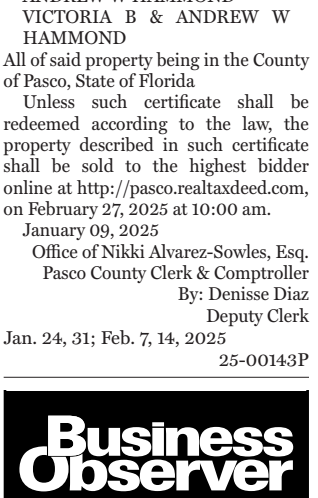
FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000214TDAXXX
 NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 2005178
 Year of Issuance: 06/01/2021
 Description of Property:
 28-25-17-0200-27700-0230
 MOON LAKE NO 20 MB 7 PGS 15 16 & 17 LOTS 23 & 24 BLK 277 OR 4861 PG 69
 Name(s) in which assessed:
 RALPH MOORE
 ESTATE OF RALPH MOORE, DECEASED
 JOANNE MOORE
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 27, 2025 at 10:00 am.
 January 09, 2025
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Jan. 24, 31; Feb. 7, 14, 2025

Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 25-00151P



SAVE TIME
 E-mail your Legal Notice
legal@businessobserverfl.com



Business Observer

--- ESTATE / PUBLIC SALES ---

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

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432

Time: 09:00 AM

Sale to be held at www.storage-treasures.com.

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, Regina; 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; B227 - 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, Davon; 0B039 - MCGovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B107 - Dovi, Lupe; 0C010 - Santos, Melonie; 0C138 - Booker, Nicole; 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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. 732.221, Florida Statutes.

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

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

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

--- ESTATE ---

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ACTIONS ---

SECOND 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, 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

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 ---

FOURTH 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

FOURTH 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

FOURTH 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 COMPANY 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

FOURTH 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: ISALIAH STEWART JR ISALIAH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 COMPANY 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

FOURTH 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

FOURTH 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

FOURTH 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

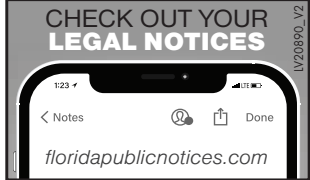
FOURTH INSERTION
Notice of Application for Tax Deed 2024XX000213TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the 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 N00DG 09' 29"E 122.43 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

FOURTH 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

FOURTH 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 ELIZABETH 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 LELIS 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

FOURTH 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

FOURTH 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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