

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2024, 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 10:15AM 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 # 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. 087 - Miller, Donald; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 146 - Johnson, Shannon; 297 - Bevan, Mark; 319 - Spain, Remishia PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571 Time: 10:30 AM Sale to be held at www.storage treasures.com. 3115 - O'Toole, Mary; C023 - Gundry, Crystal; C026 - Carmichael, Jennifer; C052 - Mayzik, Sharon; C083 - Gundry, Crystal; G023 - santos, Rodrigo; G101 - KING, NICKIRIA; P010 - Ioannou, Allan 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. 11139 - Lamroux, Tammy; 11155 - Appiah, Rose; 11187 - Reeves, Christofer; 11224 - Green, LaQuana ; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 11267 - Nightingale, Misty; 11281 - Rempert, Mike; 11291 - Faulkner, Christina; 12073 - Coffman, Jason; 12142 - Vidart, Melanie; 12196 - Blanton, Amanda; 12248 - Lerhinan, Michael; 13012 - Dejesus, Elijah; 13034 - MEIER, STEPHANIE; 13039 - pratz, george; 13175 - Cooper, Israel; 13269 - Shihadeh, Gracelyn; B176 - Byrne, Mary; B210 - Brazil, Katelynn; B229 - rivera, Avimael; D128 - Ostojic, Mili; D141 - peters, kara; D144 - Douthit, Zachary; D248 - Hamilton, Blake; D259 - faulkner, christina; D280 - Grafton, William; D321 - Hicks, Jacob; D356 - De Jesus, Valentine 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. 1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1702 - Russo, Robert; 1720 - Campbell, Christopher; 2203 - Henk, Scott 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. A0028 - VALLIANOS, DENNIS; A0046 - Derengowski, Thomas; A0058 - Hogan, Trish; C2019 - Hackle, Jesse; D0003 - Brianas, Penelope; E1107 - Moore, Miles; E1128 - Barnes, Kenneth; E1132 - Gil Rodriguez, Omar; E1210 - Rivers, Sharon; E1232 - osorno, Jonathan; E2273 - Shihadeh, Michael David; E2282 - Lodeiro, Natalie; E2315 - Hartman, Robert; E2348 - Peragine, Jessica 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. 0B001 - Popovich, George; 0B022 - oshaughnessy, Maris; 0B023 - Oblitas, Luis; 0C119 - Boykins, Dan; 0D041 - Surguy, Calvin; 0E054 - Baraz, Alexander; 0E113 - Castrechino, Kenneth; 0E166 - Davidson, Victoria; 0E197 - Hammett, Elton 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. 008 - Beck, Jim; 008 - Elayne Samartos; 039 - Karantonis, Peter; 078 - Galarza, Zachary; 091 - Morrison, Aimee; 138 - Meyer, Robert; 150 - Meyer, Robert; 199 - Atkinson, Michael; 271 - Forbes, Kipling; 334 - Alldredge, Christina; 359 - Kahn, Nicholas; 388B - D.I.C.E. Body and bath llc irons, crystal; 452 - Moorehead, Susan; 533 - Creighbaum, Doyle 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. 1084 - Jenkins, Sheri; 1196 - gravel, Christy; 1203 - Coggins, Daniel; 1231 - Reddy, Danielle; 2010 - Hughes, Charlotte; 2016 - Mason, Melissa; 2068 - Keammerer, Joseph; 2145 - Damico, Joseph; 2198 - Blair, Arneasa; 2208 - Bartolomeo, Yvonne; 2227 - Vollen, Debra; 2266 - McNamara, Amy; 3013 - Edwards, Trina Lynn; 3065 - Lowe, Eric; 3078 - thuemler, Johnathan; 3085 - Elliott, Crystal; 3112 - Lyle, Samantha; 3160 - TLC QUALITY MAINTENANCE SOLUTIONS, TLC QUALITY MAINTENANCE; 3248 - Vollen, Debra; 3262 - Jeffery, William; 3281 - Arbogast, Donna; 3294 - Carpenter, Gloria; 3326 - Vollen, Debra; 3328 - Vollen, Debra; 3331 - Dowd, Patrick

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 9, 16, 2024 24-00195P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on **Tuesday, February 20, 2024, at 6:00 PM** at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://estanciawiregrassdd.com>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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

Jordan Lansford, District Manager

Governmental Management Services - Tampa, LLC

February 9, 2024

24-00197P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

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

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2022). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, *Florida Statutes* (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, and (813) 344-4844.

District Manager

Dupree Lakes Community Development District

February 9, 2024

24-00198P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 02/24/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
3N1AB6A0CL712211 2012 NISS
February 9, 2024 24-00201P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 02/23/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1N4AA51E89C851926 2009 NISS
February 9, 2024 24-00200P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 02/25/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
3TYRX5GN7NT060349 2022 TOYT
February 9, 2024 24-00202P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512023CP002096CPAXWS
Division I/J
IN RE: ESTATE OF ELAINE TEKULA
Deceased.

The administration of the estate of ELAINE TEKULA, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the ancillary 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 9, 2024.

Personal Representative:
JASON DAVID TEKULA
12351 Moss Lake Loop
Trinity, Florida 34655
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
February 9, 16, 2024 24-00191P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. File No. 51-2024-CP000141-CPAXES
Division probate
IN RE: ESTATE OF THOMAS R. DEVAUL
Deceased.

The administration of the estate of Thomas R. DeVaul, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 9, 2024.

Personal Representative:
Thomas R. DeVaul II
921 Frost Ct
Peekskill, New York 10566
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
Second E-Mail:
webmaster@beilandhay.com
February 9, 16, 2024 24-00216P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001905CPAXES
IN RE: ESTATE OF DOROTHY A. KLINER,
Deceased.

The ancillary administration of the estate of DOROTHY A. KLINER, deceased, whose date of death was April 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the ancillary personal representative and the ancillary 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 9, 2024.

Signed on this 6 day November, 2023.

Personal Representative:
s/ Donald R. Confalone
DONALD R. CONFALONE
Ancillary Personal Representative
15701 Stone House Drive
Brooksville, FL 34604
s/ Jill R. Ginsberg
Jill R. Ginsberg, Esq.
Attorney for
Ancillary Personal Representative
Florida Bar No. 813850
GINSBERG SHULMAN, PL
401 E. Las Olas Boulevard, Suite 1400
Fort Lauderdale, FL 33301
Tel.: 954-332-2310
E-Mail: Jill@GinsbergShulman.com
February 9, 16, 2024 24-00196P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000039
IN RE: ESTATE OF HELEN R. GOSS,
Deceased.

The administration of the estate of HELEN R. GOSS, deceased, whose date of death was January 3, 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.

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 9, 2024.

Signed on this 8th day of January, 2024.

RICHARD CALVIN GOSS II
Personal Representative
553 Hildreth Street, Unit 21
Dracut, MA 01826
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 9, 16, 2024 24-00190P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000031-ES
Division Probate
IN RE: ESTATE OF ANNA MAE BORISKO
Deceased.

The administration of the estate of ANNA MAE BORISKO, deceased, whose date of death was October 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 9, 2024.

Personal Representative:
s/ Dan Borisko
DAN BORISKO
5016 Brampton Parkway
Ellicott City, Maryland 21043
Attorney for Personal Representative:
s/ Brian D. Arrighi
Brian D. Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
26852 Tonic Drive
Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail:
brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com
February 9, 16, 2024 24-00203P

FIRST INSERTION

NOTICE TO CREDITORS
RE: ETHEL E. HAYNER,
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled ETHEL E. HAYNER LIVING TRUST, dated JULY 23, 2018

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 9, 2024.

WILLIAM GRIESEL TRUSTEE
5510 Foxtail Ct.
Wesley Chapel, FL 33543
813-298-9396
February 9, 16, 2024 24-00194P

FIRST INSERTION

Notice is hereby given that VICKIE A RICKARD, LLC, OWNER, desiring to engage in business under the fictitious name of BEST APPRAISALS located at 1505 FLATWOOD CT, TRINITY, FLORIDA 34655 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 9, 2024 24-00211P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File # 2023CP00219CPAXWS
Judge James R. Stearns
IN RE: ESTATE OF JOHN CASEY,
a/k/a JOHN F. CASEY
a/k/a JOHN FRANCIS CASEY,
Deceased.

The administration of the Estate of John Casey a/k/a John F. Casey a/k/a John Francis Casey, Deceased, File Number 2023CP00219CPAXWS, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 9, 2024.

Personal Representative:
James L. Casey
 21 Pryer Terrace
 New Rochelle, NY 10804

Attorney for Personal Representative:
 Joanne Fanizza, Esq.
 Fla. Bar # 746940
 LAW OFFICES OF
 JOANNE FANIZZA, P.A.
 445 Broadhollow Road, Suite 420
 Melville, New York 11747
 Telephone: (631) 647-9595
 lojffa@optimum.net
 February 9, 16, 2024 24-00206P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 27, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line February 16, 2024, at 6:00am and ending February 27, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Mark Davis	B009
Christopher M. Garcia II	1008
Janet Keeling	A031
Desmond Kiefer-Gray	C054
Michael E. Sneed	1002
Lauren Southard	1510
February 9, 16, 2024	24-00221P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case Number:
2022CA000543CAAXES
IN RE: FORFEITURE OF:
\$5,700.00 (Five Thousand, Seven Hundred Dollars) in U.S. Currency One (1) 2012 Mazda M3 Touring VIN: JMIBL1V81C1658591
TO: Ernesto Hernandez-Perez
 Last known Address:
 15417 N. 29th Street Apt 123, Phoenix, Arizona 85032

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 11TH day of MARCH, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this February 7, 2024

(SEAL) 2022CA00543CAAXES
 02-07-2024 09:12 AM
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 2022CA000543CAAXES
 02-07-2024 09:12 AM
 Deputy Clerk: Haley Joyner
 Deputy Clerk
 Feb. 9, 16, 23; Mar. 1, 2024
 24-00219P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2024-CP-0053-WS
IN RE: ESTATE OF LUCILLE M. RICHARD a/k/a LUCILLE RICHARD a/k/a LUCILLE MARIE RICHARD
Deceased.

The administration of the estate of Lucille M. Richard a/k/a Lucille Marie Richard, deceased, whose date of death was October 29, 2023, 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.

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 9, 2024.

Personal Representative:
Michelle M. Richard
 9658 Jerome Drive
 New Port Richey, Florida 34654

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 9, 16, 2024 24-00192P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-001758
IN RE: ESTATE OF EILEEN M. HEANEY A/K/A EILEEN M. CARL,
Deceased

The administration of the estate of EILEEN M. HEANEY A/K/A EILEEN M. CARL, deceased, whose date of death was July 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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 9, 2024.

Personal Representatives:
LIAM HEANEY
 4226 Wilkinson Road
 Sarasota, FL 34233
CONOR HEANEY
 2830 Telluride Loop Unit 307
 Sarasota, FL 34243

Attorney for Personal Representatives:
 KEVIN PILLION ESQ.
 Florida Bar No. 70288
 Life Planning Law Firm
 1671 Mound Street
 Sarasota, FL 34236
 Telephone: (941) 914-6000
 Email: kevin@lifelawfirm.com
 Alt Email: service@lifelawfirm.com
 February 9, 16, 2024 24-00207P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
NO. 2023-CP-002124
UCN: 512023CP002124PAXWS
IN RE: ESTATE OF NRISINGHA D. MUKHERJEE,
also known as Nisu D. Mukherjee,
Dr. N. D. Mukherjee, N. D. Mukherjee, and, Nrisingha Das Mukherjee,
Deceased.

The administration of the Estate of Nrisingha D. Mukherjee, Deceased, whose date of death was November 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2023-CP-002124; the address of which is 38053 Live Oak Avenue, Suite 205, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is February 9, 2024.

/s/ Robert H. Willis Jr.
Robert H. Willis, Jr.
Personal Representative

Post Office Box 30
 St. Petersburg, Florida 33731-0030
 /s/ Robert H Willis Jr.
 Robert H. Willis, Jr.
 Skelton, Willis & Wallace, LLP
 Attorneys for the
 Personal Representative
 259 Third Street North
 St. Petersburg, Florida 33701-3818
 Telephone: (727) 822-3907
 Florida Bar Number 499315
 rhwj@swbwlaw.com
 lori@swbwlaw.com
 February 9, 16, 2024 24-00193P

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. 2018CA001233CAAXES
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11,
Plaintiff, vs.

Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA001233CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11 is the Plaintiff and Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen; Unknown Spouse of Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen 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 5th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 674, NORTH GROVE ADDITION TO LAKE PADGETT ESTATES - COMMENCE 2177.92 FEET SOUTH AND 2224.18 FEET EAST OF THE NW CORNER OF SECTION 19, TOWNSHIP 26 SOUTH RANGE 19 EAST, THENCE SOUTH 88 DEGREES 36'11"

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP002052CPAXWS
Division PROBATE
IN RE: ESTATE OF SONIA SLAVENSKY-LINKE,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Sonia Slavensky-Linke, deceased, File Number 2023CP002052CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 104, New Port Richey, FL 34654; that Decedent's date of death was January 18, 2023; that the total value of the non-exempt assets of the estate is \$30,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 Leah Slavensky
 Trustee of the Sonia Linke (a.k.a Sonia Slavensky-Linke) Revocable Trust Agreement, dated October 13, 1998
 3136 Sandhill Drive
 Holiday, FL 34691
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 9, 2024.

Person Giving Notice:
Leah Slavensky
 7530 Little Rd., Suite 104
 New Port Richey, FL 34654

Attorney for Person Giving Notice
 /s/ Kit Van Pelt
 Kit Van Pelt
 Attorney
 Florida Bar Number: 106754
 Griffin & Van Pelt, P.A.
 1455 Court Street
 Clearwater, FL 33756
 Telephone: (727) 449-9800
 Fax: (727) 446-2748
 E-Mail: kit@lawyergriffin.com
 Secondary E-Mail:
 kim@lawyergriffin.com
 February 9, 16, 2024 24-00205P

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Long Lake Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending on September 30, 2024, with an option for two or more annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County. The District currently has an annual operating budget for approximately \$1,289,485.35 dollars inclusive of the General Fund. The final contract will require that the Audit for Fiscal Year 2024 be completed no later than 270 days following the conclusion of the fiscal year.

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

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

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

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

Proposers must submit one (1) digital copy of their proposal to the District Manager, District Admin., and District Counsel, with the email subject line "Auditing Services - Long Lake Ranch Community Development District." Proposals must be received by 2:00 p.m. on Wednesday, February 21, 2024, to the District Manager, Kyle Darin at kdarin@vestapropertyservices.com, the District Admin. Jackie Leger at jleger@vestapropertyservices.com. Please direct all questions regarding this Notice in writing to the District Manager, Kyle Darin at kdarin@vestapropertyservices.com, with e-mail copies to District Counsel, Sarah Sandy at sarah.sandy@kutakrock.com.

Long Lake Ranch Community Development District
 Kyle Darin, District Manager
 February 9, 2024 24-00212P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-2077
Division Probate
IN RE: ESTATE OF PEGGY LEE BLYTHE
Deceased.

The administration of the estate of Peggy Lee Blythe, deceased, whose date of death was October 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 9, 2024.

Personal Representative:
/s/ William Franklin Blythe, Jr.
William Franklin Blythe, Jr.
 1104 N. Rams Head Road
 Green Valley, AZ 85614

Attorney for Personal Representative:
 /s/ Misa A. Everist
 MISA A. EVERIST, ESQ.
 Florida Bar No. 0196169
 BASKIN EISEL RIGHTMYER
 14020 Roosevelt Blvd., Suite 808
 Clearwater, FL 33762
 Telephone: 727-572-4545
 Primary Email:
 meverist@baskineisel.com
 Secondary Email:
 linda@baskineisel.com
 Additional E-mail:
 eservice@baskineisel.com
 February 9, 16, 2024 24-00217P

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 Lil C's Pro Shop located at 15036 Wind Whisper Drive, in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 7th day of February, 2024.
 Calvin Godwin
 February 9, 2024 24-00222P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000155-WS
IN RE: ESTATE OF GEORGE MICHAEL THOMAS
Deceased.

The administration of the estate of GEORGE MICHAEL THOMAS, deceased, whose date of death was December 22, 2023, 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.

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 9, 2024.

Personal Representative:
s/Karen Nattans
KAREN NATTANS
 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 9, 16, 2024 24-00218P

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 DISCOVER FELLOWSHIP CHURCH located at 12561 Smith Road in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 7th day of February, 2024.
 First Baptist Church/DC
 February 9, 2024 24-00223P

FIRST INSERTION

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

CASE No. 2021-CA-001670-CAAX-WS REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021-CA-001670-CAAX-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED, et al., are Defendants, Clerk and Comptroller Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 18th day of March, 2024, the following described property:

LOT 917-G, BUENA - VISTA LULLABY GARDENS ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, PUB-

LIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 1st day of February, 2024.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
58341.0994 / NBray
February 9, 16, 2024 24-00187P

FIRST INSERTION

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

CASE NO.: 2023CA000503 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE ESTATE OF WILLIE M. RICHARDSON, DECEASED; et al., Defendant(s).

TO: The Estate of Willie M. Richardson, Deceased
Last Known Residence: Unknown
TO: Carol A. McPhail, a/k/a Carol McPhail, Individually and as Personal Representative of the Estate of Willie M. Richardson, Deceased
Last Known Residence: 14820 11th Street Dade City, FL 33523

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

LOT 8, WASHINGTON HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 11th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on January 31st, 2024.

As Clerk of the Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1395-693B
Ref# 6736
February 9, 16, 2024 24-00181P

FIRST INSERTION

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

CASE NO.: 2024CC000093CCAXWS RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DORA E. HAHN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: DORA E. HAHN
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIMBER LAKE ESTATES, INC., herein in the following described property:

Lot 223, RUXTON VILLAGE UNIT 22, TALL PINES AT RIVER RIDGE, according to the plat thereof, recorded in Plat Book 33, Pages 103-104, of the Public Records of Pasco County, Florida. With the following street address: 7613 Roland Court, New Port Richey, Florida, 34654

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE MARCH 11TH, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your 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 February 5, 2024

Nikki Alvarez-Sowles, Esquire
Clerk and Comptroller
(SEAL) 2024CC000093CCAXWS
02-05-2024 11:44 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CC000093CCAXWS
02-05-2024 11:44 AM
Deputy Clerk: Haley Joyner

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
February 9, 16, 2024 24-00204P

FIRST INSERTION

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

**CIVIL ACTION
CASE NO.: 2023CA003502CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DARLENE KEYES AKA DARLENE J. KEYES, et al, Defendant(s).**

TO: UNKNOWN SPOUSE OF BARBARA GREENE

Last Known Address:
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 1044, BEACON SQUARE, UNIT NINE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 3613 WILTSHIRE DR
HOLIDAY FL 34691

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. DUE ON OR BEFORE MARCH 11TH, 2024
This notice shall be published once a

week for two consecutive weeks in the Business Observer.

**See the 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 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.

WITNESS my hand and the seal of this court on this February 1, 2024

Clerk of the Circuit Court
(SEAL) 2023CA003502CAAXWS
02-01-2024 11:14 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003502CAAXWS
02-01-2024 11:14 AM
Deputy Clerk: Haley Joyner
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
- 22-003071
February 9, 16, 2024 24-00224P

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. 2023CA003867CAAXES Union Home Mortgage Corp., Plaintiff, vs. Shawn Thomas Meek a/k/a Shawn Meek, Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003867CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Union Home Mortgage Corp. is the Plaintiff and Shawn Thomas Meek a/k/a Shawn Meek 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 19th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 9, 10, AND 11, BLOCK 140, CITY OF ZEPHYRHILLS, ACCORDING TO THE PLAT OF THE TOWN OF ZEPHYRHILLS, THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID: 11-26-21-0010-14000-0100

Any person claiming an interest in the

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

If you are a person with a 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 2nd day of February, 2024.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDoes@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00887
February 9, 16, 2024 24-00183P

FIRST INSERTION

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

**GENERAL JURISDICTION DIVISION
CASE NO. 2023CA000407CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLADYS HERNANDEZ, DECEASED, et. al. Defendant(s),**

TO: EVELYN HERNANDEZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 273 OF HILLANDALE, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 66 AND 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before MARCH 11TH 2024 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

erwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this February 1, 2024

CLERK OF THE CIRCUIT COURT
BY: (SEAL) 2023CA000407CAAXWS
02-01-2024 11:45 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA000407CAAXWS
02-01-2024 11:45 AM
Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
22-070142
February 9, 16, 2024 24-00189P

FIRST INSERTION

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

CASE NO.: 2017-CA-000048 ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff, v. JORGE L. CASTRO, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 7, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 403, OAK CREEK PHASE THREE, according to the Plat thereof as recorded in Plat Book 65, Pages 85 through 96, inclusive, Public Records of Pasco County, Florida.
Property Address: 6435 Sparkling Way, Wesley Chapel, FL 33545

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the 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 or voice impaired, call 711.

SUBMITTED on this 1st day of February, 2024.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 9, 16, 2024 24-00186P

FIRST INSERTION

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

**CIVIL DIVISION
Case No. 51-2023-CA-000475 CROSSCOUNTRY MORTGAGE, LLC Plaintiff, vs. BOBBY EARL BRAGG, UNKNOWN SPOUSE OF BOBBY EARL BRAGG, AND UNKNOWN TENANTS/ OWNERS Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 13, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 1541, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3347 ROXBURY DR, HOLIDAY, FL 34691; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on June 11, 2024 at 11:00 A.M.

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

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

Dated: February 1, 2024
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
327486/2220540/RPS
February 9, 16, 2024 24-00185P

FIRST INSERTION

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

CASE No. 2018-CA-001764-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUTHANNE PACKARD, DECEASED, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-001764-CAAX-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUTHANNE PACKARD, DECEASED, et al., are Defendants, Clerk and Comptroller Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 11th day of March, 2024, the following described property:

UNIT B, BUILDING 218, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF BEACON LAKES CONDOMINIUM 5-B, RECORDED IN O.R. BOOK 783, PAGES 172-252 AND ADDENDUMS IN O.R.

BOOK 808, PAGE 1229 AND O.R. BOOK 815, PAGE 1325, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, PLAT BOOK 13, PAGES 107-109

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 26th day of January, 2024.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Scott.Griffith@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Scott Griffith
Scott Griffith, Esq.
Florida Bar No. 26139
36615.0095 / NBray
February 9, 16, 2024 24-00184P

FIRST INSERTION

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

CASE NO. 2024CA000087CAAXWS SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY RIZZA, DECEASED, et. al.

Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY RIZZA, DECEASED,

whose residence is unknown if he/she they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

TRACT 1724, OF THE UNRECORDED PLAT OF HIGHLANDS IX, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF

SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89°50'23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 1, A DISTANCE OF 556.51 FEET; THENCE NORTH A DISTANCE OF 97.92 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH, A DISTANCE OF 227.00 FEET; THENCE NORTH 89°59'52" EAST, A DISTANCE OF 305.34 FEET TO THE INTERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 107°43'24"; RADIUS OF 60'; TANGENT DISTANCE OF 82.17 FEET; CHORD BEARING AND DISTANCE OF SOUTH 00°51'42" WEST, 96.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.81 FEET; THENCE SOUTH 66°49'22" WEST, A DISTANCE OF 330.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 1985 SPRINGER S & S HOMES MOBILE HOME TITLE NUMBERS 0041817307 AND 0041979518, IDENTIFICATION NUMBERS GAFL2AF20344692 AND GAFL2BF20344692 SITUATED THEREON.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/11/2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demand in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this February 6, 2024

CLERK OF THE CIRCUIT COURT (SEAL) 2024CA000087CAAXWS 02-06-2024 02:46 PM

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

2024CA000087CAAXWS 02-06-2024 02:46 PM

Deputy Clerk: Haley Joyner

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: fmail@raslg.com

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

23-125688 February 9, 16, 2024 24-00215P

FIRST INSERTION

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

CASE NO.: 2022CA000946CAAXES

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY F. GURSKA A/K/A JEFFREY FRED GURSKA NKA CHRISTINE MESSIER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of February, 2024, and entered in Case No. 2022CA000946CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY F. GURSKA A/K/A JEFFREY FRED GURSKA NKA CHRISTINE MESSIER, are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 18th day of March, 2024, the following described property as set forth in said Final Judgment, to

wit: BEING A PORTION OF LOTS 19 AND 20, BLOCK 2, FOREST HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN N. 89 DEGREES 38 MINUTES 40 SECONDS W., 671.73 FEET ALONG THE NORTH LINE OF SAID SECTION 10, THENCE RUN S. 00 DEGREES 04 MINUTES 30 SECONDS E., 25 FEET TO THE NORTHEAST CORNER OF BLOCK 2, OF THE AFOREMENTIONED FOREST HEIGHTS SUBDIVISION; THENCE RUN N. 89 DEGREES 38 MINUTES 40 SECONDS W., 150.0 FEET ALONG THE NORTH LINE OF SAID BLOCK 2 OF FOREST HEIGHTS SUBDIVISION TO THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE AND THE NORTHWEST CORNER OF LOT 22, BLOCK 2 OF SAID FOREST HEIGHTS SUBDIVISION; THENCE RUN S. 00 DEGREES 04 MINUTES 30 SECONDS E., ALONG THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 280.65 FEET FOR A POINT OF BEGINNING; THENCE N 46 DEGREES 45 MINUTES 49 SECONDS E., 86.71 FEET; THENCE S. 00 DEGREES 04 MINUTES 30 SECONDS E., 52.78 FEET; THENCE S. 46 DEGREES 45 MINUTES 49 SECONDS W., 86.71 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE; THENCE N. 00 DEGREES 04 MINUTES 30 SECONDS W.,

ALONG SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 52.78 FEET TO THE POINT OF BEGINNING.

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

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

Dated this 6th day of February, 2024.

By: /s/ Liana R. Hall

Liana R. Hall

Bar No 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

22FL373-0349

February 9, 16, 2024 24-00214P

FIRST INSERTION

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

CASE NO.: 2023CA003622CAAXWS

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS.

ASHLEY MUNITZ, ET AL., DEFENDANTS.

TO: UNKNOWN SPOUSE OF EVANGELOS PARAVALOS

Last Known Address: 4005 Kibler Ln, Holiday, FL 34691

Current Residence: UNKNOWN

TO: UNKNOWN SPOUSE OF PETER PARAVALOS

Last Known Address: 4005 Kibler Ln, Holiday, FL 34691

Current Residence: UNKNOWN

TO: UNKNOWN SPOUSE OF SPYRIDON J. PARAVALOS

Last Known Address: 4005 Kibler Ln, Holiday, FL 34691

Current Residence: UNKNOWN

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 929-G, BUENA-VISTA LULABY GARDENS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before MARCH 11TH, 2024, within a date at least thirty (30) days after the

first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this February 1, 2024

NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of Court (SEAL) 2023CA003622CAAXWS 02-01-2024 11:25 AM

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

2023CA003622CAAXWS 02-01-2024 11:25 AM

Deputy Clerk: Haley Joyner

MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff,

210 N. University Drive, Suite 900

Coral Springs, FL 33071

February 9, 16, 2024 24-00188P

FIRST INSERTION

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

Case Number: 2022CA000543CAAXES

IN RE: FORFEITURE OF: \$5,700.00 (Five Thousand, Seven Hundred Dollars) in U.S. Currency

One (1) 2012 Mazda M3 Touring VIN: JM1BL1V81C1658591

TO: Alberta Gomez-Lopez

Last known Address: 15417 N. 29th Street Apt 123, Phoenix, Arizona 85032

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 11TH day of MARCH, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this February 7, 2024.

(SEAL) 2023CA00543CAAXES 02-07-2024 09:11 AM

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

2022CA00543CAAXES 02-07-2024 09:11 AM

Deputy Clerk: Haley Joyner

Feb. 9, 16, 23; Mar. 1, 2024

24-00220P

FIRST INSERTION

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

CASE NO: 2023CC004339CCAXES

WILLOW BEND/PASCO HOMEOWNERS ASSOCIATION, INC.,

Plaintiff(s), vs.

DEIDRE MURPHY, et al., Defendant(s).

TO: DEIDRE MURPHY

1835 Audubon Trail Lutz, FL 33549-9513

TO: UNKNOWN TENANT #1

1835 Audubon Trail Lutz, FL 33549-9513

TO: UNKNOWN TENANT #2

1835 Audubon Trail Lutz, FL 33549-9513

If alive and, if dead, all parties claiming interest by, through, under or against DEIDRE MURPHY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all parties having or claiming to have any right, title or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose on a Claim of Lien has been filed against you on the following real property, lying and being and situated in PASCO County, FLORIDA more particularly described as follows:

Lot 49, WILLOW BEND UNIT B-2, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 110, of the Public Records of Pasco County, Florida.

a/k/a 1835 Audubon Trail Lutz, FL 33549-9513

You are required to serve a copy of your written defenses, if any, on BLG Association Law, PLLC, Attorney for Plaintiff, whose address is 301 W. Platt St. #375 Tampa, FL 33606, no later than MARCH 11TH, 2024 and file the origi-

nal 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.

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.

WITNESS my hand and Seal of this Court this February 1, 2024

As Clerk of said Court (SEAL) 2023CC004339CCAXES 02-01-2024 02:46 PM

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

2023CC004339CCAXES 02-01-2024 02:46 PM

Deputy Clerk: Haley Joyner

THIS INSTRUMENT PREPARED BY: BLG Association Law, PLLC

301 W. Platt St. #375 Tampa, FL 33606

Telephone: (813) 379-3804

Attorneys for Plaintiff

1835-49

February 9, 16, 2024 24-00182P

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V9

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com hillsclerk.com
 sarasotaclerk.com pascoclerk.com
 charlotteclerk.com pinellasclerk.org
 leeclerk.org polkcountyclerk.net
 collierclerk.com myorangeclerk.com

LV20890_V18

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20890_V18

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SHAWN MEYER, COURTNEY DELL WEAR aka COURTNEY MEYER and CHARLES E. MURDOCH, will, on February 14, 2024, at 10:00 a.m., at 40703 Stewart Road, Lot 142, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 HOPC PARK TRAILER,
VIN: 1HY211P22D1001537,
TITLE NO.: 0020532033,
and all other personal property
located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
February 2, 9, 2024

24-00167P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of WILLIAM ERNEST LEINEMANN, if deceased any unknown heirs or assigns, and BRIAN GEORGE XAVIER BONBRAKE, will, on February 14, 2024, at 10:30 a.m., at 40703 Stewart Road, Lot 162, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1994 ALJO TRAVEL TRAILER,
VIN: 1SY200K28RF001359,
TITLE NO.: 0074997379,
and all other personal property
located therein

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
February 2, 9, 2024

24-00166P

SECOND INSERTION

Affordable Secure Storage – Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

B08: Lillian Banter
B19: Katherine Bailey
L17: Kalen Slaughter

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storage-treasures.com ON February 17 th , 2024 AT OR AFTER: 11:00 AM.EST.
February 2, 9, 2024

24-00175P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001971
IN RE: ESTATE OF
CLARENCE LEROY ANSTINE
Deceased.

The administration of the estate of Clarence Leroy Anstine, deceased, whose date of death was September 2, 2023, 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.

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 2, 2024.

Personal Representative:

Hunter Anstine

10715 Weeping Elm Bend
Land O Lakes, Florida 34638
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
February 2, 9, 2024

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2024-CP-0098-W5
IN RE: ESTATE OF
KING JAMES WEYANT, III
Deceased.

The administration of the estate of King James Weyant, III, deceased, whose date of death was December 6, 2023, 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.

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 2, 2024.

Personal Representative:

Ryan A. Doddridge

6337 Grand Boulevard
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@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
February 2, 9, 2024

24-00153P

SECOND INSERTION

NOTICE OF PUBLIC SALE

J & J Provisions, Inc gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-806 by Richard Archie Ladd, Jennifer Marie Ladd & Aryn Hamlin on 02/19/2024 at 8:30AM at 1234 Baillies Bluff Rd Slip#C-11, Holiday, FL 34691. Said Company reserves the right to accept or reject any and all bids.

2000 YNX HIN# USCA49FKG900
February 2, 9, 2024 24-00161P

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 51-2019-DR-004002-ES
Division: L

IN THE FORMER MARRIAGE OF:
JEFFREY L. BINGHAM,
Former Husband, and
MELODY A. BINGHAM,
Former Wife

TO: Jeffrey L. Bingham
YOU ARE NOTIFIED that an action TO SUPPLEMENTAL PETITION TO PERMIT RELOCATION WITH MINOR CHILD, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, Esq., of Russell G. Marlowe PA, Former Wife's attorney, whose address is 8520 Government Drive, Suite 1, New Port Richey, Florida 34654, on or before March 4, 2024, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Former Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this 30 day of January, 2024.
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Remigia Zerillo
Deputy Clerk
Feb. 2, 9, 16, 23, 2024 24-00176P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000062
IN RE: ESTATE OF
KATHRYN WILSEY BAKER
a/k/a KATHRYN ANN BAKER
Deceased.

The administration of the estate of Kathryn Wilsey Baker a/k/a Kathryn Ann Baker, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 2nd, 2024.

Personal Representative:

/s/ Elizabeth B. Eldredge
Elizabeth B. Eldredge
11 Tioga Lane Plattsburgh, NY 12901
(518) 563-3812
Attorney for Personal Representative:
/s/ c. Todd Marks
C. Todd Marks, Esq.
Florida Bar No. 019124
Westchase Law, P.A.
12027 Whitmarsh Lane
Tampa, FL 33626
Telephone: (813) 490-5211
February 2, 9, 2024 24-00157P

THIRD INSERTION

NOTICE OF ACTION

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

Case No.:

2023CA004560CAAXWS
ATL GA BUILDERS, LLC, a Georgia
Limited Liability Company,
Plaintiff, vs.

WILLIAM ATTRIDGE, JR.;
KRISTEN ATTRIDGE; PETER
TADDEO; DOUGLAS TADDEO;
MARK TADDEO; and SANDRA
DUBOIS,
Defendants.

TO: WILLIAM ATTRIDGE, JR, whose last known address is: 54 Bryan Avenue, Amityville, New York, 11701.

TO: KRISTEN ATTRIDGE, whose last known address is: 75 Yale Street, Islip, New York, 11751.

TO: PETER TADDEO, whose last known address is: 1096 Nugent Avenue, Bayshore New York, 11706.

TO: DOUGLAS TADDEO, whose last known address is: 1096 Nugent Avenue Bayshore, New York, 11706.

TO: MARK TADDEO, whose last known address is 19 Woodbrooke Drive, Ridge, New York, 11961.

TO: SANDRA DUBOIS, whose last known address is 10 Bayshore Road, Bayshore, New York, 11706.

YOU ARE NOTIFIED that an action

to quiet title to the following property located in Pasco County, Florida:

LOT 27, BLOCK G, VISTA-DEL-MAR UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 6, at Page 144, of the Public Records of Pasco County, Florida;
TOGETHER with that certain 1969 FLEE Mobile Home, ID# A33132, Title #14456781, situate thereupon.

has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ., the Plaintiff's attorney, whose address is Beil & Hay, P.A., 12300 U.S. Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE FEBRUARY 26TH, 2024

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

(727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your 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 said Court on this January 22, 2024

(SEAL) 2023CA004560CAAXWS

01-22-2024 02:20 PM

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

2023CA004560CAAXWS

01-22-2024 02:20 PM

Deputy Clerk: Haley Joyner

CEDRIC P. HAY, ESQ.

Beil & Hay, P.A.

12300 U.S. Highway 19

Hudson, FL 34667

Telephone: (727) 868-2306

Facsimile: (727) 863-1287

Email: cphay@beilandhay.com

SPN: 96964

FBN: 0722510

Jan. 26; Feb. 2, 9, 16, 2024

24-00123P

FOURTH INSERTION

NOTICE OF ACTION

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

CASE NO.:

20203CA000762CAAXES
LARIENNE L. PAGAN and
WALDEMAR PAGAN MATOS,
Plaintiff, vs.-

RICHARD S. CANALS, KIMBERLY
CANALS, THE UNKNOWN HEIRS,
SPOUSES, BENEFICIARIES,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RICHARD S. CANALS
(DECEASED),
Defendant(s).

TO: THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD S. CANALS (DECEASED)

Legal Description:
Tract #1102, of Angus Valley, Unit #3 an unrecorded subdivision lying in Section 2, Township 26 South, Range 19 East, Pasco County, Florida; more particularly described as follows: Begin at the Southwest corner of the stated Section 2, thence run East (assumed bearing) along the South boundary of

the stated Section 2, a distance of 3281.25 feet; thence North a distance of 3140.42 feet for a Point of Beginning, thence continue North 150.00 feet; thence East 150.00 feet; thence South a distance of 150.00 feet; thence West 150.00 feet to the Point of Beginning. Together with a 2002 Double Wide Mobile Home
Vin#GAFL154A87003EA21 and GAFL154B87003EA21.
Parcel ID Number:
02-26-0020-00001-1020.

You are hereby notified that an action for Declaratory Relief, concerning the following-described real property in Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MORITT HOCK & HOMROFF, LLP, attorneys for Plaintiff, LARIENNE L. PAGAN AND WALDEMAR PAGAN MATOS whose address is: 8151 Peters Road, Suite 3100, Plantation, Florida 33324, on or before 02/19/24, 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 upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost

to you, to the provision of certain assistance. Please contact 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 this day of JAN 11 2024.

NIKKI ALVAREZ-SOWLES, ESQ.

AS CLERK OF THE COURT

(SEAL) /s/ Remigia Zerillo

DEPUTY CLERK

EVAN S. ROSNEBERG, ESQ.

MORITT HOCK & HAMROFF, LLP

Counsel for Plaintiffs

8151 Peter Rd, Suite 3100

Plantation, Florida 33324

Telephone: (954) 340-2201

Facsimile: (954) 340-2211

erosenberg@morithock.com

jthompson@morithock.com

3317280v1

Jan. 19; 26; Feb. 2, 9, 2024

24-00076P

SECOND INSERTION

NOTICE AND ORDER

TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2023-CA-4898

HARVEST HILLS COMMUNITY
DEVELOPMENT DISTRICT, a local
unit of special-purpose government
organized and existing under the
laws of the State of Florida,
Plaintiff, v.

THE STATE OF FLORIDA, AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS OF
HARVEST HILLS COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO TAXATION
THEREIN, AND OTHERS
HAVING OR CLAIMING ANY
RIGHTS, TITLE OR INTEREST
IN PROPERTY TO BE AFFECTED
BY THE ISSUANCE OF THE
BONDS HEREIN DESCRIBED, OR
TO BE AFFECTED IN ANY WAY
THEREBY,
Defendant.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Harvest Hills Community Development District (the "District") having filed its Complaint for validation of not to exceed \$179,520,000 Harvest Hills Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and

197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida (the "Parties"), appear on **Wednesday, February 28, 2024, at 1:00 p.m.** before the **Honorable Kemba Lewis, via telephonic hearing (information below)**, and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. **The parties and public may access the hearing by dialing in telephonically 352-218-7041.**

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks,

commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Pasco County, Florida, this ___ day of _____, 2024.

2023-CA-004898

1/25/2024 12:56:45 PM

/s/ Alicia Polk

Circuit Judge Alicia Polk

2023-CA-004898

1/25/2024 12:56:45 PM

The Honorable Kemba Lewis

Circuit Court Judge

ADA: 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 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.

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY
CIVIL DIVISION
Case No. 51-2021-CA-001837 WS
Division J2
PMIT REI 2021-A LLC
Plaintiff, vs.
SHANNON R. MCIVER, MICHAEL
D. MCIVER, RIVERSIDE VILLAGE
HOMEOWNERS ASSOCIATION
INC., THE BOARD OF COUNTY

COMMISSIONERS OF PASCO
COUNTY, FLORIDA, AND
UNKNOWN TENANTS/OWNERS,
Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 30, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:
LOT 85, RIVER SIDE VILLAGE,
UNIT 4, PHASR 3, AS SHOWN

ON PLAT RECORDED IN PLAT
BOOK 28, PAGE 90, AND 91,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
and commonly known as: 4402
HARNEY COURT, NEW PORT
RICHEY, FL 34655; including the
building, appurtenances, and fixtures
located therein, at public sale, to the
highest and best bidder, for cash,
online at www.pasco.realforeclose.
com, on APRIL 29, 2024 at 11:00
A.M..
Any persons claiming an inter-

est 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 dis-
ability who needs any accommo-
dation in order to participate in
this proceeding, you are entitled, at
no cost to you, to the provision
of certain assistance. Please con-
tact 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 re-
ceiving 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 can-
not accommodate for this service.
Persons with disabilities needing
transportation to court should con-

tact their local public transportation
providers for information regarding
transportation services.
Dated: January 26th, 2024
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
320250/2116201/wll
February 2, 9, 2024 24-00144P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.:
2023CA003875CAAXES
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).
To:
DONNA JEAN WATSON AKA DON-
NA WATSON
Last Known Address: 18329 Ferrera
Avenue
Spring Hill, FL 34610
Current Address: Unknown
CHRISTOPHER D. WATSON

Last Known Address: 4146 Lewis Ave
Toledo, OH 43612
Current Address: Unknown
YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Pasco County,
Florida:
TRACT 608 OF THE UNRE-
CORDED PLAT OF LEISURE
HILLS SUBDIVISION BE-
ING FURTHER DESCRIBED
AS FOLLOWS: THE EAST 1/2
OF THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION
4, TOWNSHIP 24 SOUTH,
RANGE 18 EAST, PASCO
COUNTY, FLORIDA, LESS THE
SOUTHERN 25 FEET THEREOF
FOR ROAD-WAY PURPOSES.
A/K/A 18329 FERRERA AV-
ENUE SPRING HILL FL 34610
has been filed against you and you are
required to file written defenses with
the clerk of court and to serve a copy

within 30 days after the first publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition. DUE
ON OR BEFORE MARCH 4TH, 2024
This notice shall be published once a
week for two consecutive weeks in the
Business Observer.
**See the 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 or 352.521.4274, ext 8110
(voice) in Dade City or 711 for the hear-
ing impaired.

Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days. The court does not
provide transportation and cannot ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.
WITNESS my hand and the seal of
this court on this January 26, 2024
(SEAL) 2023CA003875CAAXES
01-26-2024 12:42 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003875CAAXES
01-26-2024 12:42 PM
Deputy Clerk: Haley Joyner
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 23-002922
February 2, 9, 2024 24-00156P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:
2023CA004832CAAXWS
MIGUEL ANGEL SANCHEZ
AGUIRRE,
Plaintiff, v.
JEFFREY P. BROWN, UNKNOWN
HEIR OF JEFFREY P. BROWN #1,
UNKNOWN HEIR OF JEFFREY
P. BROWN #2, UNKNOWN HEIR
OF JEFFREY P. BROWN #3, and
UNKNOWN HEIR OF JEFFREY P.
BROWN #4.
Defendants.
TO: JEFFREY P. BROWN, UN-
KNOWN HEIR OF JEFFREY P.
BROWN #1, UNKNOWN HEIR OF
JEFFREY P. BROWN #2, UNKNOWN
HEIR OF JEFFREY P. BROWN #3,
and UNKNOWN HEIR OF JEFFREY
P. BROWN #4
13310 Colony Road
Hudson, FL 34669
YOU ARE NOTIFIED that an action
for Quiet Title has been filed against
you in relation to the following property
in Pasco County, Florida:
Lot 4, Block 14 of unrecorded
Florida Naturist Park, described as
the North 70 feet of the South
463.17 feet of the East 130 feet of
the West 155 feet of the NW ¼ of
the SW ¼ of Section 33, Town-
ship 24 S., Range 17 East, Pasco
County, Florida. Together with
an easement of 25 foot frontage
southward from the NW corner
of said lot across the west 25 feet
of said section exists for ingress
and egress to Colony Road.
Parcel ID#: 33-24-17-0020-
01400-0040
Further known as: 13310 Colony
road, Hudson, FL 34669
and you are required to serve a copy of
your written defenses, if any, to it on
Felix G. Montanez, Esq., the Plaintiff's

attorney, whose address is 2114 W. Co-
lumbus Dr., Tampa, FL 33607, on or
before MARCH 4TH, 2024, or within
thirty (30) days from the first publica-
tion of this Notice of Action, and file
the original with the clerk of this court
either before service on the plaintiff's
attorney or immediately thereafter;
otherwise a default will be entered
against you for the relief demanded in
the complaint.
This notice will be published once a
week or two consecutive weeks in the
Business Observer.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 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 noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing impaired call 711. The
court does not provide transportation
and cannot accommodate for this ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation pro-
viders for information regarding trans-
portation services.
Date: January 31, 2024
BY: (SEAL) 2023CA004832CAAXWS
01-31-2024 10:13 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004832CAAXWS
01-31-2024 10:13 AM
Deputy Clerk: Haley Joyner
Felix G. Montanez, Esq.,
the Plaintiff's attorney
2114 W. Columbus Dr.
Tampa, FL 33607
Feb. 2, 9, 16, 23, 2024 24-00179P

SECOND INSERTION

THIRD AMENDED NOTICE OF
FORECLOSURE SALE PURSUANT
TO CHAPTER 45
(Amended to Correct Property
Address)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 12-CA-4534-WS
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF LSRMF
MH MASTER PARTICIPATION
TRUST II,
Plaintiff, v.
JOHN L. LEE, et al.,
Defendants.
NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Consent
Final Judgment of Mortgage Foreclo-
sure dated June 18, 2014, and an Order
Granting Plaintiff's Motion to Reset
Foreclosure Sale dated January 16, is-
sued in and for Pasco County, Florida,
in Case No. 12-CA-4534-WS, wherein U.S.
BANK TRUST NATIONAL ASSOCIA-
TION, NOT IN ITS INDIVIDUAL CAP-
ACITY, BUT SOLELY AS TRUSTEE
OF LSRMF MH MASTER PARTICI-
PATION TRUST II is the Plaintiff, and

JOHN L. LEE, UNKNOWN SPOUSE
OF JOHN L. LEE N/K/A BOBBI LEE,
SHERMAN ACQUISITION LIMITED
PARTNERSHIP and UNKNOWN
TENANT #1 N/K/A BOBBY TRENT are
the Defendants.
The Clerk of the Court, NIKKI
ALVAREZ-SOWLES, will sell to the
highest and best bidder for cash, in
accordance with Section 45.031, Flori-
da Statutes, on February 21, 2024,
at electronic sale beginning at 11:00
AM, at www.pasco.realforeclose.com
the following-described real prop-
erty as set forth in said Consent Final
Judgment of Mortgage Foreclosure,
to wit:
PARCEL I:
PART OF TRACT NO. 1744 OF
THE UNRECORDED PLAT
OF SUNCOAST HIGHLANDS
UNIT 9, BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS: COMMENCE AT
THE SOUTHWEST CORNER
OF SECTION 1, TOWNSHIP
24 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA;
AND RUN THENCE NORTH
00 DEGREES 17' 45" WEST,
ALONG THE WEST BOUND-
ARY OF SAID SECTION 1,
1016.33 FEET; RUN THENCE
NORTH 64 DEGREES 35' 45"

EAST, 2,692.77 FEET TO THE
POINT OF BEGINNING; CON-
TINUE THENCE NORTH 64
DEGREES 35' 45" EAST, 225.00
FEET; RUN THENCE SOUTH
25 DEGREES 24' 15" EAST, 454
FEET; RUN THENCE SOUTH
64 DEGREES 35' 45" WEST,
30.00 FEET; RUN THENCE
NORTH 25 DEGREES 24' 15"
WEST, 230.00 FEET; RUN
THENCE SOUTH 64 DE-
GREES 35' 45" WEST, 195.00
FEET; RUN THENCE NORTH
25 DEGREES 24' 15" WEST,
224.00 FEET TO THE POINT
OF BEGINNING.
TO INCLUDE A:
2002 HOMES OF MERIT
VIN FLHMLCY159925139A
#84600413
2002 HOMES OF MERIT
VIN FLHMLCY159925139B
#84600370
Property Address: 15523 Lancer
Road, Spring Hill, FL 34606
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

IMPORTANT
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 Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.
Dated: This 30th day of January,
2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
February 2, 9, 2024 24-00178P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2019CA002908CAAXWS
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF VICTOR M.
SANTIAGO, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated November 01, 2021, and
entered in 2019CA002908CAAXWS
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 WALESKA SANTIAGO
A/K/A WALESKA GONZALEZ
MONTUJO; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF VICTOR M. SANTIAGO,
DECEASED; BEACON WOODS
CIVIC ASSOCIATION, INC.;
FLORIDA HOUSING FINANCE
CORPORATION; CLERK OF THE
CIRCUIT COURT IN AND FOR
PASCO COUNTY, FLORIDA; STATE
OF FLORIDA, DEPARTMENT OF
REVENUE are the Defendant(s). Nikki
Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at www.
pasco.realforeclose.com, at 11:00 AM,
on February 20, 2024, the following
described property as set forth in said
Final Judgment, to wit:
LOT 1594 BEACON WOODS,
VILLAGE 11-B PHASE TWO,
ACCORDING TO THE PLAT
THEREOF AS RECORDED

IN PLAT BOOK 14, PAGE 129
THROUGH 131, OF THE PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA.
Property Address: 12107 MEAD-
OWBROOK LN, HUDSON, FL
34667
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 ac-
cordance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability 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 im-
paired. Contact should be initiated at
least seven days before the scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days. The court does not
provide transportation and cannot ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.
Dated this 29 day of January, 2024.
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
19-363435 - GrS
February 2, 9, 2024 24-00177P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2020CA002264CAAXWS
U.S. Bank National Association,
as Trustee for Residential Asset
Securities Corporation, Home
Equity Mortgage Asset-Backed
Pass-Through Certificates, Series
2005-AHL3,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Kimberly Richie a/k/a Kimberly
Ann Richie a/k/a Kim Richie,
Deceased, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order Re-
scheduling Foreclosure Sale, entered in
Case No. 2020CA002264CAAXWS of
the Circuit Court of the SIXTH Judicial
Circuit, in and for Pasco County, Flori-
da, wherein U.S. Bank National Associa-
tion, as Trustee for Residential Asset
Securities Corporation, Home Equity
Mortgage Asset-Backed Pass-Through
Certificates, Series 2005-AHL3 is the
Plaintiff and The Unknown Heirs, De-
visees, Grantees, Assignees, Lienors,
Creditors, Trustees, and all other parties
claiming interest by, through, under
or against the Estate of Kimberly
Richie a/k/a Kimberly Ann Richie
a/k/a Kim Richie, Deceased; Ann Marie
Goodwin; Jaqueline Marie Rose
Richie a/k/a Jaqueline Marie Richie
a/k/a Jacqueline Marie Richie; John-
athan Michael Richie a/k/a Jonathan
Michael Richie; Jacob Richie 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, be-
ginning at 11:00AM on the 6th day of

March, 2024, the following described
property as set forth in said Final Judg-
ment, to wit:
LOT 18, TOWN AND COUNTRY
VILLAS, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 6,
PAGE 9, PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA
TAX ID: 08-26-16-0180-00000-
0180
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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 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 noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing impaired call 711. The
court does not provide transportation
and cannot accommodate for this ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation pro-
viders for information regarding trans-
portation services.
Dated this 24th day of January, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 19-F02676
February 2, 9, 2024 24-00143P

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2018CA002487
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR HSI
ASSET SECURITIZATION
CORPORATION TRUST 2006
OPT4, MORTGAGE-PASS-
THROUGH CERTIFICATES,
SERIES 2006-OPT4,
Plaintiff, vs.
PATRICIA COOLEY A/K/A
PATRICIA GIULIA COOLEY A/K/A
PATRICIA GIULIA COOLEY A/K/A
PATRICIA BERARDI; KENNETH
K. COOLEY; UNITED STATES
OF AMERICA, DEPARTMENT
OF THE TREASURY - INTERNAL
REVENUE SERVICE; PASCO
COUNTY, FLORIDA,
Defendant(s).
NOTICE OF SALE IS HEREBY GIV-
EN pursuant to the order of Uniform
Final Judgment of Foreclosure dated
March 2, 2023, and entered in Case
No. 2018CA002487 of the Circuit
Court of the 6TH Judicial Circuit in
and for Pasco County, Florida, where-
in DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR HSI ASSET SECURITIZATION
CORPORATION TRUST 2006 OPT4,
MORTGAGE-PASS-THROUGH CER-
TIFICATES, SERIES 2006-OPT4,
is Plaintiff and PATRICIA COOLEY
A/K/A PATRICIA GIULIA COOLEY
A/K/A PATRICIA GIULIA COOLEY
A/K/A PATRICIA BERARDI; KEN-
NETH K. COOLEY; UNITED STATES
OF AMERICA, DEPARTMENT OF
THE TREASURY - INTERNAL REV-
ENUE SERVICE; PASCO COUNTY,
FLORIDA, are Defendants, the Office
of the Clerk, Pasco County Clerk of the
Court will sell to the highest bidder
or bidders via online auction at www.
pasco.realforeclose.com at 11:00 a.m.

on the 25th day of March, 2024, the fol-
lowing described property as set forth
in said Uniform Final Judgment, to
wit:
LOTS 17, 18, 19, 20 AND 21,
BLOCK 6, LAKE WORRELL
ACRES, UNIT TWO, ACCORD-
ING TO THE PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 4, PAGE(S) 83, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
Property Address: 8539 Broad
Street, New Port Richey, Florida
34654
and all fixtures and personal property
located therein or thereon, which are
included as security in Plaintiff's mort-
gage.
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 Re-
sources Office, 8731 Citizens Drive,
Suite 330, New Port Richey FL 34654,
(727) 847-8103 (V) at least 7 days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing or voice impaired, call
711.
Dated: 1/26/2024
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: 18-400534
February 2, 9, 2024 24-00159P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2019CA002908CAAXWS
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF VICTOR M.
SANTIAGO, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated November 01, 2021, and
entered in 2019CA002908CAAXWS
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 WALESKA SANTIAGO
A/K/A WALESKA GONZALEZ
MONTUJO; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF VICTOR M. SANTIAGO,
DECEASED; BEACON WOODS
CIVIC ASSOCIATION, INC.;
FLORIDA HOUSING FINANCE
CORPORATION; CLERK OF THE
CIRCUIT COURT IN AND FOR
PASCO COUNTY, FLORIDA; STATE
OF FLORIDA, DEPARTMENT OF
REVENUE are the Defendant(s). Nikki
Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at www.
pasco.realforeclose.com, at 11:00 AM,
on February 20, 2024, the following
described property as set forth in said
Final Judgment, to wit:
LOT 1594 BEACON WOODS,
VILLAGE 11-B PHASE TWO,
ACCORDING TO THE PLAT
THEREOF AS RECORDED

IN PLAT BOOK 14, PAGE 129
THROUGH 131, OF THE PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA.
Property Address: 12107 MEAD-
OWBROOK LN, HUDSON, FL
34667
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 ac-
cordance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability 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 im-
paired. Contact should be initiated at
least seven days before the scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven days. The court does not
provide transportation and cannot ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.
Dated this 29 day of January, 2024.
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
19-363435 - GrS
February 2, 9, 2024 24-00177P

**PUBLISH YOUR
LEGAL NOTICE**
Email
legal@businessobserverfl.com
Business
Observer

SECOND INSERTION

NOTICE TO CREDITORS
RE: JUNE A ARSENAULT,
Deceased

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

The above-named Decedent, established a Living Trust, entitled DONALD E. & JUNE A. ARSENAULT LIVING TRUST, dated JANUARY 23, 2001.

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 2, 2024.

Donna M. Brown, Trustee

P.O. Box 191, Gilman, VT 05904
802-274-3836

February 2, 9, 2024 24-00150P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000052-WS
IN RE: ESTATE OF
BEVERLY A. DWAN,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Beverly A. Dwan, deceased, File Number 2024-CP-000052-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 23, 2023; that the total value of the estate is \$0.00 as the only assets of this estate are exempt property, and that the name and address to whom the exempt assets have been assigned by such order is:

Name Address
Shari L. Valenzano 11 Redcoat Road, Norwalk, Connecticut 06850-2312

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 2, 2024.

Person Giving Notice:

Shari L. Valenzano
11 Redcoat Road
Norwalk, Connecticut 06850-2312
Attorney for Person Giving Notice
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
February 2, 9, 2024 24-00146P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000637CPAXWS
IN RE: ESTATE OF
ELENA RUGGIERO,
Deceased.

The administration of the estate of ELENA RUGGIERO, deceased, whose date of death was June 10, 2021, File number 023CP000637CPAXW 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 2, 2024.

/s/ Carmine Ruggiero

Carmine Ruggiero,
Personal Representative
c/o Lawrence W. Livoti, P.A.
5321 West Broward Blvd.
Plantation, FL 33317

/s/ Lawrence W. Livoti
Lawrence W. Livoti, Esq.
Attorney for Personal Representative
Florida Bar No.: 190463
LAWRENCE W. LIVOTI, P.A.
5321 West Broward Blvd
Plantation, Florida 33317
Telephone: (954) 523-0050
Primary Email:
browardlawyer@hotmail.com
February 2, 9, 2024 24-00152P

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2018CA002434CAAXWS
CELINK,
Plaintiff, vs.
EDMUND SAMPSON, JR., et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDMUND SAMPSON, JR., DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOTS 11 AND 12 OF PINE ACRE SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 156, PASCO COUNTY, FLORIDA, EXCEPTING THE FOLLOWING DESCRIBED PARCEL.
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 THENCE S 89° 44' 40" W ALONG THE SOUTH BOUNDARY OF LOT 12 FOR A DISTANCE OF 105.00' TO A POINT; THENCE N 16° 38' 48" E FOR A DISTANCE OF 166.58' TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 12. THENCE S 89° 43' 05" E ALONG SAID NORTH BOUNDARY OF LOT 12 FOR A DISTANCE OF 57.75' TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 12 TO THE POINT OF BEGINNING.

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2023CA004928CAAXES
CITIZENS BANK, N.A.,
Plaintiff, vs.

IRENE N. RIMUI; UNKNOWN SPOUSE OF IRENE N. RIMUI; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PREFERRED CREDIT, INC.,
Defendant(s).

TO: Irene N. Rimui
Residence Unknown
Unknown Spouse of Irene N. Rimui
Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 5, BLOCK 18 OF LONG LAKE RANCH VILLAGE 6 PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 78 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Street Address: 18838 Cornuta Street, Lutz, Florida 33558

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Due on or before March 4th, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on January 29th, 2024.
Nikki Alvarez-Sowles, Esq.
Clerk of said Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#: 23-400120
February 2, 9, 2024 24-00168P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-1776-WS
IN RE: ESTATE OF
DIANE C. ZIEGLER a/k/a
DIANE CLAIRE ZIEGLER
Deceased.

The administration of the estate of DIANE C. ZIEGLER a/k/a DIANE CLAIRE ZIEGLER, deceased, whose date of death was September 9, 2023, 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.

The date of first publication of this notice is February 2, 2024.

Personal Representative:

DENNIS J. ZIEGLER
23104 Rinard Ridge Rd
Brooksville, Florida 34602
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 2, 9, 2024 24-00151P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2023-CP001860-CPAXWS
Division probate
IN RE: ESTATE OF
KARRIE JO WITTY
Deceased.

The administration of the estate of Karrie Jo Witty, deceased, whose date of death was June 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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.

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 2, 2024.

Personal Representative:

Barbara DeFries
18601 Royal Court
Hudson, Florida 34667
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
February 2, 9, 2024 24-00164P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-2071-WS
IN RE: ESTATE OF
DENNIS P. KIENER, SR
a/k/a DENNIS P. KIENER
Deceased.

The administration of the estate of DENNIS P. KIENER, SR a/k/a DENNIS P. KIENER, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little 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.

The date of first publication of this notice is February 2, 2024.

Personal Representative:

KIMBERLY CLARK
1914 Old Tuscany Place
New Port Richey, FL 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 2, 9, 2024 24-00149P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001891-WS
IN RE: ESTATE OF
RODRIGO M. MAGAN,
Deceased.

The administration of the estate of RODRIGO M. MAGAN, deceased, whose date of death was October 9, 2023, and whose Social Security Number is xxx-xx-8222, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is February 2, 2024.

Personal Representative:

/s/ Veronica Magan
VERONICA MAGAN
Attorney for Personal Representative:
/s/ London L. Bates
LONDON L. BATES, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 193356
BATES | WALLACH
P.O. Box 1213, Dunedin, FL 34697
1022 Main Street, Suite K,
Dunedin, FL 34698
Telephone: (727) 734-8700
Facsimile: (727) 734-8722
Email: London@BatesWallach.com
February 2, 9, 2024 24-00160P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-2067-WS
IN RE: ESTATE OF
EDITH NUGENT
Deceased.

The administration of the estate of EDITH NUGENT, deceased, whose date of death was August 26, 2023, 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.

The date of first publication of this notice is February 2, 2024.

Personal Representative:

STEVEN F. NUGENT
PMB8025 P.O. Box 8000
Sisters, OR 97759
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 2, 9, 2024 24-00171P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000041-WS
IN RE: ESTATE OF
DOROTHY MORTON
Deceased.

The administration of the estate of DOROTHY MORTON, deceased, whose date of death was December 26, 2023, 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.

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 2, 2024.

Personal Representative:

Robert J. Durso
ROBERT J. DURSO
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 2, 9, 2024 24-00165P

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WEBSITES

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sarasotaclerk.com

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leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com