

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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, March 19, 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://estanciawiregrass.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 appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager
Governmental Management Services - Tampa, LLC

March 8, 2024 24-00373P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS
Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a budget workshop on **March 19, 2024, at 4:00 p.m.** at the **Residence Inn** located at **2101 Northpoint Parkway, Lutz, FL 33558**.

The purpose of the workshop is to review the operations and maintenance needs of the District and consider any additional factors that may influence the Fiscal Year 2024-2025 budget. The Board of Supervisors will not take any action at the workshop.

A copy of the agenda may be obtained at the offices of the District Manager, DPF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

District Manager
March 8, 2024 24-00374P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 03/22/2024 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.

5NPEB4AC6DH618593 2013 HYUN
JNKBV61E17M26698 2007 INFI
March 8, 2024 24-00375P

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 ONEai Health located at 28210 Paseo Drive Ste 190-238 in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of February, 2024.

Robert Fisher
March 8, 2024 24-00380P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

April 1, 2024
H-1 Enterprise Auto Corp., 1509 US HWY, Holiday, FL
2016 CHR7 2C4RC1BG5GR214612
\$2189.51
March 8, 2024 24-00371P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 03/23/2024 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.

2C3CDXBG2PH551688 2023 DODG
WBAPH7C58BE461490 2011 BMW
March 8, 2024 24-00377P

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 TAMPA BLINDS located at 16161 NOVEMBER RAIN COURT in the City of LAND O'LAKES, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2024.

SHUTTERS & SHADES, LLC
March 8, 2024 24-00394P

FIRST INSERTION

NOTICE OF PUBLIC SALE

U-Stor Ridge Rd. and U-Stor Zephyrhills will be held on March 27th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 at 10:00 AM
F16 Tara Armstrong
C126 Richard Silva
Immediately Following at
U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541
F6 Lori Ann Brude
D1 Ricky Bellinger
J5 Eddie Diaz
C18 Zorana Elder
March 8, 15, 2024 24-00388P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 24, 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 01:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagevaluables.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storagevaluables.com. 01116 - Rhodes, Rabin; 02042 - Skopp, Joseph; 02044 - harnishfeger, Thomas; 03071 - Bernard, Brandon; 03121 - Tyler, Arianna; 03128 - James, Brandon; 03173 - Bolin, Jordan; 04213 - Richards, Ahmad PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storagevaluables.com. 055 - Wie, Lee Van; 093 - SAEZ, MELINDA; 228 - Convey, Stuart; 269 - wise, Brandy; 291 - Bedford, Chace 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.storagevaluables.com. 11013 - Robinson, Andrew; 11036 - Fisher, Warren; 11121 - Beahan, Kristin; 11133 - Parderlikes, Anthony; 11246 - benton, Regan; 12028 - Ryder, Mark; 12032 - Hancock, Trula; 12110 - Stopford, Jacob; 12185 - jackson, toby; 12251 - Robinson, Timothy; 13114 - Eckel, Joyce; 13121 - Howard, Stancia; 13128 - Malin, Derek; 13259 - Ward, Amy; B106 - Maske, Alyssa; B166 - Kramer, Donyale; B247 - Brin, Michelle; D134 - Connor, Sean; D149 - Floyd, Sabrina; D151 - Johnson, Rev; D159 - Peoples, Gabriella; D202 - simmons, angela; D219 - Walter, Amy; D231 - Davis, Bethany; D255 - Merryman, Jacklyn; D328 - Langston, Danny; D329 - Kunkel, Aaron; D348 - Gibson, Patty; P130 - goad, Aubrey; P139 - goad, Anthony PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storagevaluables.com. 1004 - Alvarado, Inez; 1388 - Stermad, Charlene; 1516 - Little, Devin; 2030 - Auberon, Brooklyn; 2402 - Little, Devin; 2504 - Auberon, Arabella PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storagevaluables.com. B0025 - Casey, Terry M; C1028 - Townsend, Sharee; E1113 - Meyers, William; E1116 - Clason, Daniel; E1145 - Fiorentini, Shelly; E1172 - Domagala, Skylar; E1174 - Jaquez, Desi; E1198 - Fox, Christina; E1205 - Ashton, Tony PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storagevaluables.com. OA153 - Steinquist, Linda; OA160 - Popovich, George; OA219 - Tucker, Erica; OB002 - Popovich, George; OB017 - Alberts, Patrick; OB031 - diesing, Ashley; OC044 - Meredith, Justin; OC118 - Larry, Shanetra; OD001 - Popovich, George; OE013 - Power, Todd; OE051 - Ellison, Vicky; OE067 - Stewart, Kelly; OE115 - Knox, Tracy; OE128 - Griffin, Willie; OE129 - Lugo, Eusebio; OE191 - Griffin, Willie; OE234 - opyoke, john; OE243 - Menech, Nicole PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storagevaluables.com. 153 - Kelly, Shaneria; 234 - Ponder, Ruth; 383 - Alldredge, Christina; 388A - Whitson, Natalie; 466 - Shapiro, David PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storagevaluables.com. 1057A - Turner, Kat; 1094 - Madore, David; 1119 - Meyers, Kayla; 1141 - wilson, timothy; 1181 - Hicks, Ashley; 1214 - Russella, James; 1216 - Vollen, Debra; 1218 - Green, Melissa; 2024 - tuttle, john; 2050 - Brown, Christina; 2066 - Dobbins, Beth; 2128 - Ward, Cedric; 2143 - Resto, Jayselly; 2163 - Jimenez, Aida; 2170 - Ollennu, Sara; 2172 - Shubert, Aida; 2196 - Greco, Rachel; 3011 - Thompson-Barham, Elisabeth; 3017 - Drake, Alyssa; 3060 - Griffin, Glenn; 3113 - Lawson, Craig; 3115 - Nelson, Melanie; 3175 - Cullers, Dalaungwa; 3193 - Atwater, Joel; 3222 - GAZSI, JEREMIAH; 3255 - Rivera, Jorge; 3263 - Ferry, Mike; RV04 - Hart, Joshua 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
March 8, 15, 2024 24-00387P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Caring My Way located at 6363 Bradford Hill Ct, in the County of Pasco, in the City of Wesley Chapel, Florida, 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 4th day of March, 2024.

INEZ LENNON GRIFFIN
INCORPORATED
March 8, 2024 24-00392P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that CANDICE E NAPIER, OWNER, desiring to engage in business under the fictitious name of CLEAN CLUTTER EXPRESS located at 34918 ANSLEY AVE, DADE CITY, FLORIDA 33523 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.

March 8, 2024 24-00390P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/27/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 37232 STATE RD 54 ZEPHYRHILLS, FL 33542 for the amount owed pursuant to Florida Statute 713.585.

1FTEWIEG1HF34558
2017 FORD 9160.00
Lienor Name: D-LUX AUTO
Lienor Address: 37232 STATE RD 54, ZEPHYRHILLS, FL 33542 Lienor Telephone #: 813-697-1791
MV License #: MV-107694
Location of Vehicles: 37232 STATE RD 54 ZEPHYRHILLS, FL 33542
March 8, 2024 24-00333P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that YVONNE RIZZOTTO-NICOLINI, OWNER, desiring to engage in business under the fictitious name of MOONBEAM BOUTIQUE located at 16156 SILENT SAND LANE, ODESSA, FLORIDA 33556 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.

March 8, 2024 24-00391P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000186TDAXXX

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

Certificate #: 1900817
Year of Issuance: 06/01/2020
Description of Property:
27-24-21-0240-00500-0110
LIBERTY ADDN PB 2 PG 72
LOTS 11 & 12 BLOCK 5 OR
4006 PG 79
Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 11, 2024 at 10:00 am.

February 20, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

March 8, 15, 22, 29, 2024 24-00347P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000187TDAXXX

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

Certificate #: 1504386
Year of Issuance: 06/01/2016
Description of Property:
14-24-18-0030-00E00-0120
KANAWHA VILLAGE PB 3 PG
136 & PB 5 PG 1 LOT 12 BLOCK
E OR 7597 PG 1849
Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 11, 2024 at 10:00 am.

February 20, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

March 8, 15, 22, 29, 2024 24-00344P

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 Sundance MHP located at 6340 Santa Fe Dr in the City of Zephyrhills, Pasco County, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of March, 2024.

Stealth Group FL, LLC
March 8, 2024 24-00393P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 03/25/2024 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.

3N1AB7APXFL637379 2015 NISS
E6114127 1966 CADILLAC
March 8, 2024 24-00376P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000180TDAXXX

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

Certificate #: 1908601
Year of Issuance: 06/01/2020
Description of Property:
15-25-16-075A-00000-9320
JASMINE LAKES UNIT 6D PB
11 PG 44 LOT 932 OR 9753 PG
1797
Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 11, 2024 at 10:00 am.

February 20, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

March 8, 15, 22, 29, 2024 24-00341P

FIRST INSERTION

NOTICE OF MEETINGS DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Dupree Lakes Community Development District Audit Committee will meet on Tuesday, March 19, 2024 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Dupree Lakes Community Development District.

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 agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

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

Jason Greenwood
District Manager
March 8, 2024 24-00372P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 889422 from Logan Brighton Revocable Trust, PO BOX 1045, San Antonio, FL 33576. Application received: 2/28/2024. Proposed activity: Roadway and Stormwater Ponds Project name: Kiefer Road & Trail Phase 1. Project size: 24.10 acres Location: Section(s) 24, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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

March 8, 2024 24-00389P



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

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

Rarely do consumers specifically search online for public notices.

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- PUBLIC SALES ---

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 512024CP000171CPAXWS
 Division I/J
IN RE: ESTATE OF JAMES C. MCGINNIS AKA JAMES C. MCGINNIS SR. 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 JAMES C. MCGINNIS AKA JAMES C. MCGINNIS SR., deceased, File Number 512024CP-000171CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338; that the decedent's date of death was December 20, 2023; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 LISA BASTI
 7741 Foxwood Drive
 New Port Richey, FL 34653
 MARK E. MCGINNIS
 111 Mill Street
 Castleton, Vermont 05735
 JAMES C. MCGINNIS
 aka JAMES C. MCGINNIS JR.
 10521 Scenic Drive, Lot 324
 Port Richey, Florida 34668
 BRIAN K. MCGINNIS
 5212 Ravensbrook Court
 Brooksville, Florida 34601
 RAYMOND F. MCGINNIS
 PO Box 48
 Ellisburg, New York 13636
 JEFFERY P. MCGINNIS
 70 Ruth Avenue
 Rutland, Vermont 05701
 KATHLY L. MCGINNIS
 3054 Augusta Drive
 Clearwater, Florida 33761

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 March 8, 2024.

Person Giving Notice:
LISA BASTI
 7741 Foxwood Drive
 New Port Richey, Florida 34653
 Attorney for Person Giving Notice
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@sieglelaw.com
 March 8, 15, 2024 24-00396P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 407.10 acres known as Angeline Phase 6A.
 The project is located in Pasco County, Section(s) 28, 29, 32, 33, Township 25 South, Range 18 East. The permit applicant is Len-Angeline LLC whose address is 2502 N. Rocky Point Dr Suite 1050, Tampa, FL 33607. The Permit No. is 43044257.041.
 The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
 March 8, 2024 24-00400P

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Rich's Custom Toyz located at 7235 Ash St. in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 5th day of March, 2024.
 XRELYT DESIGNS LLC
 March 8, 2024 24-00409P

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 March 26, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line March 15, 2024, at 6:00am and ending March 26, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kalliopi Lempidakis	193
Jayne L. Wells	21

March 8, 15, 2024 24-00398P

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

UV20879_05

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 12.80 acres to serve the Road project known as Magnolia Island Boulevard. The project is located in Pasco County, Section(s) 13, 24, Township 25 South, Range 20 E. The permit applicant is Jen Tampa 7, LLC, 1316 W Swann Ave, Tampa, FL 33606. The Permit No. is 43045478.002.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS
 Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
 March 8, 2024 24-00401P

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 Studabaker's Garden Center located at 30435 Commerce Drive, Suite 102 in the City of San Antonio, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of March, 2024.
 HANDCART ROAD NURSERY, LLC
 John M. Faulkner, Sr.
 March 8, 2024 24-00411P

FIRST INSERTION
Fictitious Name Notice

Notice is hereby given that Armstrong Plaza LLC desiring to engage in business under the fictitious name of Madison Square Shops and Self Storage located at 4051 Madison Street New Port Richey FL 34652 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.

Name	Unit
Mukhtar Ali	B001
Sarah Briggs	A037
Gene D.Frink	C094
Tatia James	D018
Steven L. Melvin	E023
Michael Wehland	H020

March 8, 15, 2024 24-00399P

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 March 26, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line March 15, 2024, at 6:00am and ending March 26, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
 Name Address
 Jeanne M. Rogers
 4644 Wallingford Court
 New Port Richey, Florida 34655
 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
 March 8, 15, 2024 24-00397P

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

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on **March 19, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544.** At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 District Manager
 March 8, 2024 24-00402P

FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 512024CP000225CPAXWS
 Division I/J
IN RE: ESTATE OF HELENA SPYCHALSKI AKA HELENA C. SPYCHALSKI 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 HELENA SPYCHALSKI aka HELENA C. SPYCHALSKI, deceased, File Number 512024CP000225CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338; that the decedent's date of death was September 20, 2023; that the total value of the estate is \$10,231.50 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
JEANNE M. ROGERS	4644 Wallingford Court New Port Richey, FL 34655
ROBERTA J. BOMMELE	705 Greenwood Street Mt. Pleasant, Tennessee 38474

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 March 8, 2024.
Person Giving Notice:
JEANNE M. ROGERS
 4644 Wallingford Court
 New Port Richey, Florida 34655
 Attorney for Person Giving Notice
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
 March 8, 15, 2024 24-00397P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 51-2023-CP-2025-WS
IN RE: ESTATE OF HARRY HARRIS Deceased.

The administration of the estate of HARRY HARRIS, deceased, whose date of death was October 25, 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 March 8, 2024.

Personal Representative:
ROBERT STEVEN HARRIS
 1222 La Paz St
 Pensacola, Florida 32506
 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
 March 8, 15, 2024 24-00413P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 24-CP-0085 ES
Division PROBATE
IN RE: ESTATE OF DAVID EDWARD OTT a/k/a DAVID E. OTT a/k/a DAVID OTT Deceased.

The administration of the estate of DAVID EDWARD OTT a/k/a DAVID E. OTT a/k/a DAVID OTT, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 March 8, 2024.

Personal Representative:
AMBER ELISABETH OTT
 7072 Pinehurst Drive
 Spring Hill, Florida 34606
 Attorney for Personal Representative:
DAVID J. DAY, ESQ.
 Attorney
 Florida Bar Number: 128325
DAY LAW OFFICE
 P.O. Box 5535
 Spring Hill, FL 34611
 Telephone: (352) 684-6545
 Fax: (352) 684-4529
 E-Mail:
 daylawservice@daylawteam.com
 Secondary E-Mail:
 daylawprobate@daylawteam.com
 March 8, 15, 2024 24-00395P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 51-2024-CP-0137-WS
IN RE: ESTATE OF FRANK P. LEBEAU Deceased.

The administration of the estate of Frank P. LeBeau, deceased, whose date of death was March 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 March 8, 2024.

Personal Representative:
William G. LeBeau
 7805 Radcliffe Circle
 Port Richey, Florida 34668
 Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
 Attorney
 Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
 6337 Grand Boulevard
 New Port Richey, Florida 34652
 Telephone: (727) 846-8500
 Fax: (727) 848-2814
 E-Mail: ryan@flprobattrustlaw.com
 Secondary E-Mail:
 stacey@flprobattrustlaw.com
 March 8, 15, 2024 24-00408P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2024-CP-0093-WS
IN RE: ESTATE OF MARY JANE KOEHN 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 MARY JANE KOEHN, deceased, File Number 51-2024-CP-0093-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was November 16, 2023; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
GERARD LECLAIR	10433 Oak Dr. Hudson, FL 34669
ROLAND LECLAIR	7741 Embassy Blvd. Port Richey, FL 34668

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 March 8, 2024.

Person Giving Notice:
GERARD LECLAIR
 10433 Oak Dr.
 Hudson, Florida 34669
 Attorney for Person Giving Notice
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
 March 8, 15, 2024 24-00407P

PUBLISH YOUR LEGAL NOTICE

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 UV20879_05

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE**

The administration of the estate of WILLIAM WALTER SCHEUB, deceased, whose date of death was 8-Feb-23, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654. The names and addresses of the personal representative and personal representative's attorney are set forth below. The file number is: 2023CP001754

The name and address of the Personal Representative is: WILLIAM CLIFFORD MICHAEL SCHEUB7784 HWY #164, Hollywood, SC 29449

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: March 8, 2024.

Signed on this 31st day of January, 2024.

Personal Representative:
/s/ HARRY P. TEICHMAN (FBN 157211)
htreichman@taylorenglish.com
Taylor English Duma, LLP
P.O. Box 147
Tampa, FL 33601
Ph.: 813-857-2248
Fax: 770-434-7376
March 8, 15, 2024

24-00369P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001324
Division 44-E
IN RE: ESTATE OF
HENRY HAMPTON HEWETT
Deceased.**

The administration of the estate of HENRY HAMPTON HEWETT, deceased, whose date of death was January 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., 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 March 8, 2024.

Personal Representative:
/s/ Jayne Todd
Jayne Todd
1950 Robinsonville Rd SW
Supply, North Carolina 28462
Attorney for Personal Representative:
/s/ Brian Arrighi
Brian Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tonic Drive
Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (813) 377-2892
E-Mail:
service@northtampalawgroup.com
Secondary E-Mail:
brian@northtampalawgroup.com
March 8, 15, 2024

24-00366P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-259
IN RE: ESTATE OF
JAMES T. ADAMS,
Deceased.**

The administration of the estate of JAMES T. ADAMS, deceased, whose date of death was January 17, 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: March 8, 2024.

Signed on this 31st day of January, 2024.

Personal Representative:
/s/ RINA C. ADAMS
RINA C. ADAMS
6423 Baldwin Avenue
New Port Richey, FL 34653
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
March 8, 15, 2024

24-00383P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1397
IN RE: ESTATE OF
MARY ANN BOHN,
Deceased.**

The administration of the estate of MARY ANN BOHN, deceased, whose date of death was April 19, 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 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: March 8, 2024.

Signed on this 26th day of January, 2024.

Personal Representative:
/s/ SANDRA L. BOHN
SANDRA L. BOHN
18434 Exodus Avenue
Farmington, MN 55024
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
March 8, 15, 2024

24-00382P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000112
Division Probate
IN RE: ESTATE OF
STRATTAN S WHITE
Deceased.**

The administration of the estate of Strattan S White, deceased, whose date of death was July 5, 2018, 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 March 8, 2024.

Personal Representative:
/s/ Dana E. White
Dana E. White
38331 Eagle Nest Drive
Willoughby Hills, Ohio 44094
Attorney for Personal Representative:
/s/ R. Thompson Gilman
R. Thompson Gilman
E-mail Addresses:
tgilman@woodsoviatt.com
dkilpatrick@woodsoviatt.com
Florida Bar No. 0336645
Woods Oviatt Gilman, LLP
1900 Bausch and Lomb Place
Rochester, NY 14604
Telephone: (585) 987-2800
March 8, 15, 2024

24-00379P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001453-CPAX-WS
IN RE: ESTATE OF
GEORGE J. BODEN,
a/k/a George J. Boden, Sr.,
Deceased.**

The Administration of the Estate of George J. Boden, Sr., deceased, whose date of death was November 14, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, 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 March 8, 2024.

Personal Representative:
/s/ Rosemary Anne MacLaine
Rosemary Anne MacLaine
11 Oak Leaf Lane
Toms River, New Jersey 08755
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
Attorneys for Petitioner
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
sandra@FLprobatesolutions.com
March 8, 15, 2024

24-00362P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-220
IN RE: ESTATE OF
MARK JUNDT AKA
MARK S. JUNDT
Deceased.**

The administration of the estate of MARK JUNDT AKA MARK S. JUNDT, 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 March 8, 2024.

Personal Representative:
/s/ Jana Elizabeth Simons
Jana Elizabeth Simons
(Feb 2, 2024 11:21 EST)
JANA ELIZABETH SIMONS
7664 Summerland Cove
Lakewood Ranch, Florida 34202
Attorney for Personal Representative:
*/s/*CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
March 8, 15, 2024

24-00363P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-1743-WS
IN RE: ESTATE OF
DONNA L. HANSON
Deceased.**

The administration of the estate of DONNA L. HANSON, deceased, whose date of death was July 31, 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 representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 March 8, 2024.

Personal Representatives:
/s/ MARK A. HANSON
MARK A. HANSON
3458 Paddle Point
Spring Hill, FL 34609
/s/ MICHAEL A. HANSON
MICHAEL A. HANSON
738 Wildflower Drive
Palm Harbor, FL 34683
Attorney for Personal Representatives:
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
March 8, 15, 2024

24-00367P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000233
IN RE: ESTATE OF
BARBARA HUNTLEY,
aka BARBARA RUTH HUNTLEY
Deceased.**

The administration of the estate of BARBARA HUNTLEY, also known as BARBARA RUTH HUNTLEY, deceased, whose date of death was January 5, 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, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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: March 8, 2024.

Personal Representative:
/s/ LORIE VELLA
LORIE VELLA
1371 Hathaway Avenue
Spring Hill, FL 34608
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
March 8, 15, 2024

24-00384P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
File Number:
2024CP000188CPAXWS
IN RE: ESTATE OF
WILLIAM RUSSELL REEDER
Deceased.**

The administration of the estate of WILLIAM RUSSELL REEDER, deceased, whose date of death was November 17, 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 March 8, 2024.

Personal Representative:
/s/ Marie SM Dickinson
Marie SM Dickinson
580 Rinehart Rd, Ste 100
Lake Mary, Florida 32746
Attorney for Personal Representative:
Marie S.M. Dickinson, Esq.
FL Bar No. 0126215
The Probate Pro, a division of
The Darren Findling Law Firm, PLC
3300 W. Lake Mary Blvd, Suite 310
Lake Mary, Florida 32746
Phone: 407-559-5480
Email:
marie.dickinson@TheProbatePro.com
March 8, 15, 2024

24-00368P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0175
IN RE: ESTATE OF
JAMES THOMAS BLANEY
Deceased.**

The administration of the estate of JAMES THOMAS BLANEY, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 March 8, 2024.

Personal Representative:
/s/ COLIN BLANEY
COLIN PATRICK BLANEY
24 Rock Brook Way
Boxford, Massachusetts 01921
Attorney for Personal Representative:
/s/ Lori Vella
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
March 8, 15, 2024

24-00365P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
UCN: 512024CP000222CPAXWS
REF: 2024CP000222CPAXWS
IN RE: THE ESTATE OF
JAMES P. CHABURKA,
Deceased.**

The administration of the Estate of JAMES P. CHABURKA, deceased, whose date of death was August 18, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, Probate, P.O. Box 338, New Port Richey, FL 34656. 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, who have claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims 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 who have claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) 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 FIRST PUBLICATION DATE OF THIS NOTICE IS: March 8, 2024.

Personal Representative
/s/ PAULA J. POLEN,
PAULA J. POLEN,
Redington Shores, FL 33708
Robert C. Dickinson III
Attorney for the Petitioner
FBN: 360491, SPN: 00360888
1230 South Myrtle Avenue, Suite 101
Clearwater, FL 33756-3469
Tel: 727-462-0123; Fax: 727-462-5260
March 8, 15, 2024

24-00364P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002022 IN RE: ESTATE OF ROBERT DAVID LUKENS Deceased. The administration of the estate of Robert David Lukens, deceased, whose date of death was October 21, 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 March 8, 2024. Personal Representative: Brenda Erickson 2389 Fairview Drive Woodstock, VA 22664 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 March 8, 15, 2024 24-00385P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000189TDAXXX NOTICE IS HEREBY GIVEN, That CYNTHIA H KINNARD, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1503115 Year of Issuance: 06/01/2016 Description of Property: 23-26-20-0010-00300-0150 FOX RIDGE PLAT 1 PB 15 PGS 118-128 LOT 15 BLK 3 & SUBJECT TO & TOG WITH EASEMENT PER OR 8442 PG 1523 OR 1047 PG 1891 OR 1057 OG 369 Name(s) in which assessed: PASCO HEIGHTS DEVELOPMENT CORP LEE ARNOLD DEVELOPMENT CORPORATION LEE E ARNOLD JR REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00350P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000178TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1901506 Year of Issuance: 06/01/2020 Description of Property: 01-26-21-0070-00R00-1810 COUNTRY AIRE VILLAGE OR 1463 PGS 789-819 BLOCK R UNIT 181 AKA UNIT R181 & COMMON ELEMENTS Name(s) in which assessed: KYLE THOMAS FLEMING JOHN S FLEMING All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00339P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000187TDAXXX NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902283 Year of Issuance: 06/01/2020 Description of Property: 17-26-21-0010-08800-0110 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 PORTION OF TRACT 88 DESC AS COM AT THE NW COR OF THE SW1/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 17 TH N89DEG 44'14"E ALG THE NORTH BDY OF SW1/4 OF NW1/4 OF SW1/4 465.00 FT FOR POB TH CONT N89DEG 44'14"E 45.00 FT TH S02DEG 24'14"W 118.89 FT TH N89DEG 48'45"W 45.00 FT TH N02DEG 24'14"E 118.54 FT TO POB AKA LOT 11 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS NORTH 10.00 FT THEREOF & SUBJECT TO AN EASEMENT FOR UTILITIES OVER & ACROSS SOUTH 5.00 FT THEREOF OR 5578 PG 1047 Name(s) in which assessed: VIDA MAE HUNT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00348P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000190TDAXXX NOTICE IS HEREBY GIVEN, That PAUL TURNER, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1507022 Year of Issuance: 06/01/2016 Description of Property: 22-24-16-0020-00B00-0270 GULF SIDE ESTATES PB 6 PGS 63-63A THE WEST 1/2 OF LOT 29 BLOCK B Name(s) in which assessed: NANCY UNDERHILL DARRELL UNDERHILL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00351P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000182TDAXXX NOTICE IS HEREBY GIVEN, That SHEILA PRIESTLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1607216 Year of Issuance: 06/01/2017 Description of Property: 22-25-17-0020-00000-3880 MOON LAKE ESTATES UNREC PLAT TRACT 388 DESC AS COM AT SE CORNER OF LOT 1 BLOCK 218 OF MOON LAKE ESTATES UNIT THIRTEEN PB 6 PG 6 TH S07DEG 23' 24"E 561.72 FT FOR POB TH N17DEG56' 34"W 215.87 FT TH N41DEG12' 54"E 211.77 FT TO EAST LINE OF W1/4 OF SECTION 22 TH S01DEG20' 35"E 345.0 FT TH WEST 84.71 FT TO POB OR 6524 PG 520 Name(s) in which assessed: SARAH O'NOLAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00343P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000179TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1904346 Year of Issuance: 06/01/2020 Description of Property: 05-25-18-0020-00000-2000 KENT SUB UNREC LOT 200 DESC AS COM AT NE COR OF SW1/4 OF SEC 5 TH S00DG 50' 40"W 25.36 FT ALG EAST LINE OF SW1/4 TH N88DG 44' 20"W 991.70 FT FOR POB TH S00DG 46' 50"W 25.0 FT TH N88DG 44' 20"W 331.16 FT TH N00DG 55' 00"E 150.0 FT TH S88DG 46' 50"E 331.16 FT TH S00DG 46' 50"W 125.0 FT TO POB SUBJECT TO AN EASEMENT OVER & ACROSS THE EAST 25 FT THEREOF FOR UTILITIES & INGRESS & EGRESS OR 1198 PG 156 Name(s) in which assessed: DOLORES ROARK CODY ROARK KYLE JONES LUCAS ROARK ESTATE OF DOLORES ROARK DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00340P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000188TDAXXX NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1910896 Year of Issuance: 06/01/2020 Description of Property: 18-26-16-0350-18080-00H0 GARDENS BEACON SQUARE COND PB 9 PG 154 APT H BLDG 1808 & COMMON ELEMENTS Name(s) in which assessed: JUNE 2021 LAND TRUST RAZORBACK CAPITAL LLC AS TRUSTEE SCOTT HUNDLEY REGISTERED AGENT RAZORBACK CAPITAL LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00349P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000175TDAXXX NOTICE IS HEREBY GIVEN, That PENNY PIKE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1609090 Year of Issuance: 06/01/2017 Description of Property: 30-26-19-003D-00000-3311 REPLAT OF REPLAT OF LAKE PADGETT SOUTH UNIT 4 PB 20 PG 40 THE WEST 8.00 FT OF LOT 331 OR 5469 PG 1724 Name(s) in which assessed: BAY AREA PROPERTY GROUP INC MATT MULE PA REGISTERED AGENT MARK MULE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00337P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000185TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1504687 Year of Issuance: 06/01/2016 Description of Property: 33-25-18-0020-00000-2610 CYPRESS BAYOU UNREC LOT 261 COM 787.01 FT W & 862.41 FT S OF NE COR OF SEC TH N06DG 05' 00"W 515.00 FT FOR POB TH CONT N06DG 05' 00"W 130.00 FT TH N83DG 55' 00"E 97.95 FT TO WATERS OF CANAL TH SLY 130.07 FT MOL ALG SAID WATERS TO PT N83DG 55' 00"E 102.30 FT FROM POB TH S83DG 55' 00"W 102.30 FT TO POB OR 8897 PG 1671 Name(s) in which assessed: MULTI PROP LAND TRUST T MALKE TRUSTEE P PITTMAN TRUSTEE TERESA MALKE AND PATRICE PITTMAN AS CO TRUSTEES THE MULTI PROP LAND TRUST DATE JUNE 13 2013 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00346P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000198TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1901957 Year of Issuance: 06/01/2020 Description of Property: 11-26-21-0010-21400-0140 CITY OF ZEPHYRHILLS PB 1 PG 54 EAST 1/2 OF LOTS 14 15 & 16 BLOCK 214 OR 8872 PG 2632 Name(s) in which assessed: EDWARD S STRAUGHN DEBORAH L STRAUGHN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00356P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000176TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902329 Year of Issuance: 06/01/2020 Description of Property: 19-26-21-0010-03400-0010 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 WEST 100 FT OF EAST 500 FT OF NORTH 218 FT OF TRACT 34 LESS A 10.00 FT WIDE EASEMENT ALG THE SOUTH LINE THEREOF OR 4188 PG 221 Name(s) in which assessed: VINCENT MCELROY REGISTERED AGENT VINCE MCELROY ENTERPRISE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00338P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000172TDAXXX NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1610680 Year of Issuance: 06/01/2017 Description of Property: 08-25-21-0010-00000-048A LAKE PASADENA HEIGHTS PB 7 PGS 141 & 12 21/96TH INTEREST IN LOT 48-A OR 238 PG 594 OR 249 PG 283 OR 595 PG 610 OR 594 PG 690 OR 589 PG 106 OR 392 PG 294 OR 719 PG 571 OR 2044 PG 423 OR 5231 PG 605 Name(s) in which assessed: DEW TR WILBER DEW TRUSTEE C A HARDWICK GERALDINE E HARDWICK RALPH P ROUDNBUSH MILTON P LOCKHART IRENE V LOCKHART JAMES H CHIVALL GRACE M CHIVALL ANTHONY M SEANO LINDA M SHANO WILBUR ISAAC DEW DECEASED TRUSTEE PATSY L DEW DECEASED TRUSTEE DEW TRUST DATED JANUARY 29, 2003 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00334P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000194TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1904819 Year of Issuance: 06/01/2020 Description of Property: 32-26-18-0010-00000-0790 SIERRA PINES UNREC PLAT LOT 79 DESC AS COM SE COR OF SEC TH N00DG 23' 37"E 630.80 FT TH N89DG 46' 50"W 3400 FT FOR POB TH N89DG 46' 50"W 150 FT TH N00DG 23' 37"E 290.40 FT TH S89DG 46' 50"E 150 FT TH S00DG 23' 37"W 290.40 FT TO POB OR 3447 PG 666 OR 9300 PG 616 Name(s) in which assessed: ARCHIE JUNIOR HEMMINGWAY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00355P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000174TDAXXX NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1905739 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0010-00J00-0750 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 75 & 76 BLOCK J OR 7057 PG 1950 OR 7093 PG 848 Name(s) in which assessed: MARK MARIANI TRUSTEE MOON LAKE TRUST THE MOON LAKE TRUST DATED JUNE 1, 2006 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024 24-00336P

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
• Simply email your notice to legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE CLERK
Business Observer
LV20878_V5

--- TAX DEEDS ---

--- ACTIONS / SALES ---

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 April 8, 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 Sparling 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
SUBMITTED on this 1st day of March, 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
March 8, 15, 2024 24-00378P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000184TDAXXX
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1904847
Year of Issuance: 06/01/2016
Description of Property:
15-26-18-0000-00400-0082
COM AT NW COR OF NE1/4 OF NE1/4 SEC 15 TH S89DG41'E 200FT FOR POB TH S89 DG41'E 595.45FT TH S34DG00'30" W 132.20FT TH N89DG41'W 521.69 FT TH N00DG06'E 110FT TO POB LESS COM NW COR NE1/4 OF NE1/4 TH S84DG 41' 00"E 350.56 FT FOR POB TH CONT S89DG 41' 00"E 444.89 FT TH S34DG 00' 30"W 132.2 FT TH N89DG 41' 00"W 371.14 FT TH N00DG 06' 00"E 110 FT TO POB;SUBJ TO EASE OVER S 10FT THEREOF & SUBJ TO EASE TO WEST COAST REGIONAL WATER SUPPLY PER 3226/1539; TOGETHER W/EASE 10FT EITHER SIDE OF LINE DESC AS COM795.45 FT E OF NW COR NE1/4 OF NE1/4 TH S34DG00'30"W132.2FT TH N89D 41'W521.69FT TO TERMINUS OF LINE & 10FT EITHER SIDE LINE DESC.COM 795.45FT E OF NW COR NE1/4 OF NE1/4 TH S34D0'30"W 132.2FT FOR POB TH S34D0'30"W 484.45F TH S40D13'W524.5FT TH S34D37'W199.5 FT TO W LINE OF NE1/4 OF NE1/4 & POINT TERMIN OR 890 PG 339 OR 6207 PG 1676
Name(s) in which assessed: JOHN M HODGES ESTATE OF JOHN F HODGES DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00345P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000191TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1904062
Year of Issuance: 06/01/2020
Description of Property:
09-24-18-0030-00000-0130
HIGHLAND MEADOWS UNIT 2 PB 12 PGS 101-102 LOT 13 OR 7278 PG 1481
Name(s) in which assessed: LEE MICHIE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00352P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000193TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1910762
Year of Issuance: 06/01/2020
Description of Property:
17-26-16-0550-00000-0290
SUNSHINE PARK PB 9 PG 143 LOT 29
Name(s) in which assessed: RICHARD THOMAS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00354P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000173TDAXXX
NOTICE IS HEREBY GIVEN, That SHEILA PRIESTLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1905963
Year of Issuance: 06/01/2020
Description of Property:
15-25-17-0060-07500-0090
BLK 75 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 9 & 10
Name(s) in which assessed: JOSEPH M BYRNE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00335P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000181TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1909684
Year of Issuance: 06/01/2020
Description of Property:
33-25-16-0780-00000-0100
GLENARRY PARK PB 13 PG 83 LOT 10 OR 9086 PG 2454
Name(s) in which assessed: ANTHONY MAGDON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00342P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2023CA003979CAAXWS
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. FLORAZEL RASHAWN LAMAR, ET AL., DEFENDANTS.
TO: Unknown Tenant in Possession of the Subject Property
Last Known Address: 4932 Wellbrook Dr, New Port Richey, FL 34653
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 34, SUMMER LAKES TRACT 9, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 27, PAGE 141, IN 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before APRIL 8TH, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in 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 March 1, 2024
(SEAL) 2023CA003979CAAXWS
03-01-2024 04:01 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003979CAAXWS
03-01-2024 04:01 PM
Deputy Clerk: Haley Joyner As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
March 8, 15, 2024 24-00360P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA
Case No. 2022-CA-2308
ALLSTATE SERVICING, INC., Plaintiff, vs. ERIS HARMONIA, LLC. Defendant.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure dated February 29, 2024, the Clerk will sell to the highest and best bidder for cash, in Pasco County, Florida, in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on April 10, 2024, at www.PASCO.realforeclose.com, the following described property: Lot 32, GULF HARBORS SEA FOREST UNIT 2B according to the plat thereof, recorded in Plat Book 23, Page 47 of the Public Records of Pasco County, Florida.
Property Address: 6121 Bayside Drive, New Port Richey, FL 34652
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
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 29, 2024.
CHARLES RUSE, JR.
For The Court
By: /s/ Charles Ruse
CHARLES RUSE, JR.
Attorney for Plaintiff
500 N. E. 8th Avenue
Ocala, Florida 34470
March 8, 15, 2024 24-00381P

FIRST INSERTION

AMENDED NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO: 2024CA000269CAAXWS
BANK OF AMERICA, N.A., Plaintiff, vs. TERRI LYNN SAFRIT; UNKNOWN SPOUSE OF TERRI LYNN SAFRIT; LARRY RONALD SAFRIT, JR; UNKNOWN SPOUSE OF LARRY RONALD SAFRIT JR; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY SAFRIT A/K/A LARRY R SAFRIT SR; HUNTER'S RIDGE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY SAFRIT A/K/A LARRY R SAFRIT, SR
LAST KNOWN ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 301, HUNTER'S RIDGE, UNIT FIVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 84 THROUGH 86. INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5250 LA PLATA DR, NEW PORT RICHEY, FL 34655
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or before APRIL 8TH, 2024, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-

fault 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 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.
The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 29, 2024.
CLERK OF THE CIRCUIT COURT (SEAL) 2024CA000269CAAXWS
02-29-2024 03:58 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA000269CAAXWS
02-29-2024 03:58 PM
Deputy Clerk: Haley Joyner
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD., Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233
Ext. 1564/LOT 301, HUNTER'S RIDGE, UNIT FIVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 84 THROUGH 86. INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. | FAX: (954) 200-7770
EMAIL DSaffa@flwlaw.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-098064-F00
March 8, 15, 2024 24-00358P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000192TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1905190
Year of Issuance: 06/01/2020
Description of Property:
14-24-17-0010-00000-4700
HIGHLANDS UNRECORDED PLAT TRACT 470 DESC AS COM NW COR OF SEC 14 TH S89DG 23'20"E 2587.83 FT TH SODG 26'05"E 1505.94 FT TH N89DG 23'20"W 590FT FOR POB TH N89DG 23'20"W 288.48 FT TO PC OF CV RAD 705 FT ARC 96.36 FT CHD S03DG 28' 39"W 96.29 FT TH SODG 26'05"E 345.7 FT TH S89DG 23'20"E 295 FT TH NODG 26'05"W 441.88 FT TO POB LESS WLY & SLY 25 FT FOR RD R/W AND ALSO LESS FOLLOWING: COM AT NW COR OF SEC 14 TH S89DG23'20"E 2587.83 FT TH S00DG26' 05"E 1505.94 FT TH N89DG23'20" W 590 TH S26'05"E 223.28 FT FOR POB TH S26'05"E 193.6 FT TH N89DG23'20"W 270 TH N26'05"W 193.6 FT TH S89DG23'20"E 270 FT TO POB OR 5210 PG 480
Name(s) in which assessed: JAMES R BEITER SHANNON E BEITER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.
February 20, 2024
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
March 8, 15, 22, 29, 2024 24-00353P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2023-CA-003285-WS
FLAGSHIP BANK, a Florida for profit corporation, Plaintiff, v. EDWARD M. TOBAR, an individual; LONGLEAF NEIGHBORHOOD ASSOCIATION, INC., a Florida limited liability company; and UNKNOWN TENANT IN POSSESSION; Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order Canceling and Rescheduling Foreclosure Sale dated February 27, 2024, entered in Case No. 2023-CA-003285-WS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, the clerk, Nikki Alvarez-Sowles, Esq., shall sell to the highest and best bidder for cash at 11:00 AM on the 15th day of April, 2024, on Pasco County's Public Auction website: www.pasco.realforeclose.com, in accordance with Chapter 45, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:
Lot 2, Block 2, Longleaf Neighborhood Three, Block 39 Partial Replat, according to the plat thereof as recorded in Plat Book 76, Page(s) 83, of the Public Records of Pasco County, Florida.
Property Address: 10711 Marsha Drive, New Port Richey, FL 34655.
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE

A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
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 4th day of March, 2024.
/s/ Tyler A. Hayden, Esq.
Florida Bar No.: 095205
tyler@phlfirm.com
Michael J. Labbee
Florida Bar No.: 106058
michael@phlfirm.com
PHILLIPS, HAYDEN & LABBEE, LLP
150 2nd Avenue North, Suite 1510
St. Petersburg, FL 33701
Telephone: (727) 300-1399
Facsimile: (727) 300-1389
Counsel for Plaintiff
March 8, 15, 2024 24-00370P

OFFICIAL COURTHOUSE WEBSITES
MANATEE COUNTY manateeclerk.com
SARASOTA COUNTY sarasotaclerk.com
CHARLOTTE COUNTY charlotteclerk.com
LEE COUNTY leeclerk.org
COLLIER COUNTY collierclerk.com
HILLSBOROUGH COUNTY hillsclerk.com
PASCO COUNTY pascoclerk.com
PINELLAS COUNTY pinellasclerk.org
POLK COUNTY polkcountyclerk.net
ORANGE COUNTY myorangeclerk.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2022CA002393CAAXWS ARVEST CENTRAL MORTGAGE COMPANY, PLAINTIFF, VS. TRACEY LYNNE SECONDO A/K/A TRACY LYNNE SECONDO A/K/A TRACY SECONDO A/K/A TRACEY SECONDO, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 4, 2023 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on April 1, 2024, at

11:00 AM, at www.pasco.realforeclose.com for the following described property: LOT 35, OF LAKESIDE PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. 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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The court does not provide transportation and cannot accommodate

such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009 Our Case #: 22-001249/ 2022CA002393CAAXWS/Arvest March 8, 15, 2024 24-00406P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2022CA001390CAAXWS DIVISION: J2 Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.- Francois E. Abdo a/k/a Francois Abdo; Unknown Spouse of Francois E. Abdo a/k/a Francois Abdo; EBH Properties, Inc.; Brandel Dee-Ann Overkamp; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by,

through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA001390CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Francois E. Abdo a/k/a Francois Abdo are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on March 25, 2024, the following described property as set forth in said Final Judgment, to-

wit: LOT 129, COLONIAL HILLS, UNIT #3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the

Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 21-325444 FC01 CXE March 8, 15, 2024 24-00412P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021CA001996CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUSTEE OF FIRSTKEY MASTER TRUST, FUNDING 2021-A COLLATERAL TRUST, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L CHAPMAN AKA RONALD LEE CHAPMAN, DECEASED, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 29, 2024 entered in Civil Case No. 2021CA001996CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NA-

TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L CHAPMAN AKA RONALD LEE CHAPMAN, DECEASED; JACK W. HENSLEY; MELANIE BOOHER A/K/A MELANIE J. BOOHER; JOSEPH KYLE CHAPMAN; RHONDA JEAN CHAPMAN; AMBER NICOLE DEROSIER; RONALD LEE CHAPMAN; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; STATE OF FLORIDA; CROWN ASSET MANAGEMENT, LLC ASSIGNEE OF GENERAL ELECTRIC CAPITAL CORPORATION SYNCHRONY BANK (CHEVRON AND TEXACO CREDIT) are defendants, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 15, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 865-G, RIDGEWOOD GARDENS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 132, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 2036 Melody Drive, Holiday, FL 34691 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF210003-JMV Case No.: 2021CA001996CAAXWS March 8, 15, 2024 24-00404P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024CA000126CAAXES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CLAYTON R. MILLIGAN, DECEASED; DORIS SMITH BRYAN AS POTENTIAL HEIR TO THE ESTATE OF CLAYTON R. MILLIGAN; PHYLLIS SCHWARTZ AS POTENTIAL HEIR TO THE ESTATE OF CLAYTON R. MILLIGAN; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). To the following Defendant(s): DORIS SMITH BRYAN AS POTENTIAL HEIR TO THE ESTATE OF CLAYTON R. MILLIGAN 39528 Meadowood Loop Zephyrhills, FL 33542 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 122 AND 123, MEADOWOOD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 106 RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT LOT 122, MEADOWOOD ES-

TATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 39528 Meadowood Loop, Zephyrhills, FL 33542 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before April 8th, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 5th day of March, 2024. As Clerk of the Court By /s/ Haley Joyner (SEAL) As Deputy Clerk Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 March 8, 15, 2024 24-00405P

FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA000088CAAXWS REPUBLIC BANK & TRUST COMPANY, Plaintiff, vs. FAYE H. VEVIER TRUSTEE OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; UNKNOWN BENEFICIARIES OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; FAYE H. VEVIER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: FAYE H. VEVIER Last Known Address 1202 ORCHID DR SAFETY HARBOR, FL 34695 Current Residence is Unknown FAYE H. VEVIER TRUSTEE OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989 Last Known Address 1202 ORCHID DR SAFETY HARBOR, FL 34695 Current Residence is Unknown UNKNOWN BENEFICIARIES OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989 Last Known Address 1202 ORCHID DR SAFETY HARBOR, FL 34695 Current Residence is Unknown YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following described property in Pasco County, Florida: LOT 78, RIDGEWOOD, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 136 AND 137, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before APRIL 08, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352- 521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED ON MARCH 5, 2024. (SEAL) 2024CA000088CAAXWS 03-05-2024 03:13 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000088CAAXWS 03-05-2024 03:13 PM Deputy Clerk: Remigia Zerillo As Deputy Clerk Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 7236-197759 / VP2 March 8, 15, 2024 24-00403P



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--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 2024CA000035CAAXES SAV PROPERTY HOLDINGS LLC, a New Jersey limited liability company Plaintiff, v. O.L. RAY; E. FRED HERSCHBACH; JOHN K. KEYES; REUBEN BROOKS; DR. A.H. MCCOY; MICHAEL P. METCALF; EMMETTE F. GATHRIGHT; ROBERT A. HERSCHBACH; RUDMAN RESOURCES, INC., a Texas corporation; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; E.G. STONE; MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; KATRINA ANN TEAGUE; GENEVIEVE E. CROOKS; GEORGE COURY, AS TRUSTEE FOR MAUREEN CURRAN BELL, PATRICK WILLIAM BELL, JR., CORY JAMAIL BELL AND JOSEPH COURY LAWRENCE, AND ANY OTHER GRANDCHILDREN BORN TO OR ADOPTED BY THE CHILDREN OF AMELIA COURY, MARY ANN BELL AND PATRICIA LAWRENCE; ALVRONE SATER; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN; A.Y. LEWIS; IDA BRACKEN LEWIS; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE, TRUSTEE FOR JOHN PAUL PRICE TRUST NO. 4; ADDIE BRACKEN PRICE, TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE COURY, TRUSTEE; MAURINE GENECOV MUNTZ; DAN MCKENZIE; M.B. RUDMAN; ROY T. ANDERSON; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARTHA KATHRYN LEWIS MARSHALL; PLC O&G PROPERTIES, L.P., a Texas limited partnership; BLAIR BAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by,

through, under or against the above Defendants, Defendants.

TO: Defendants, O.L. RAY; E. FRED HERSCHBACH; JOHN K. KEYES; REUBEN BROOKS; DR. A.H. MCCOY; EMMETTE F. GATHRIGHT; ROBERT A. HERSCHBACH; RUDMAN RESOURCES, INC., a Texas corporation; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; E.G. STONE; MARYANN STONE; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; GENEVIEVE E. CROOKS; GEORGE COURY, AS TRUSTEE FOR MAUREEN CURRAN BELL, PATRICK WILLIAM BELL, JR., CORY JAMAIL BELL AND JOSEPH COURY LAWRENCE, AND ANY OTHER GRANDCHILDREN BORN TO OR ADOPTED BY THE CHILDREN OF AMELIA COURY, MARY ANN BELL AND PATRICIA LAWRENCE; MARY ANN BELL; PATRICIA LAWRENCE; ALVRONE SATER; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN; A.Y. LEWIS; IDA BRACKEN LEWIS; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE, TRUSTEE FOR JOHN PAUL PRICE TRUST NO. 4; ADDIE BRACKEN PRICE, TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; GEORGE COURY, TRUSTEE; MAURINE GENECOV MUNTZ; DAN MCKENZIE; M.B. RUDMAN; ROY T. ANDERSON; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARTHA KATHRYN LEWIS MARSHALL; PLC O&G PROPERTIES, L.P., a Texas limited partnership; BLAIR BAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain

real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, SAV PROPERTY HOLDINGS LLC, a New Jersey limited liability company, on or before DUE ON OR BEFORE APRIL 8TH, 2024, 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 Verified Complaint for Partition of Mineral Interests.

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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

DATED THIS March 1, 2024 Nikki Alvarez-Sowles, Esquire, Clerk & Comptroller Clerk of the Circuit Court of Pasco County (SEAL) 2024CA000035CAAXES 03-01-2024 02:21 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000035CAAXES 03-01-2024 02:21 PM Deputy Clerk: Haley Joyner

EXHIBIT A

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows: PARCEL 1: A parcel of land lying in Section 20, Township 25 South, Range 20 East, Pasco County, Florida, AND being more particularly described as follows: From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County, Florida; thence South 89°59'42" East, AND along the South line of said Section, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 620.18 feet to a Point of Beginning; thence continue North 02°20'18" West, 169.61 feet; thence North 10°36'58" East, 116.63 feet; thence North 89°59'40" East, 1530.10 feet; thence South 00°00'20" East,

284.00 feet; thence South 89°59'40" West, 1544.67 feet to the Point of Beginning. PARCEL 2: A parcel of land lying in Section 20, Township 25 South, Range 20 East, Pasco County, Florida, AND being more particularly described as follows: From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County, Florida, thence South 89°59'42" East, AND along the South line of said Section, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 466.90 feet to a Point of Beginning; thence continue North 02°20'18" West, 153.28 feet; thence North 89°59'40" East, 1544.67 feet; thence South 00°00'20" East, 316.23 feet; thence North 83°48'03" West, 617.10 feet; thence North 86°13'01" West, 491.18 feet; thence North 75°48'28" West, 266.03 feet; thence South 89°33'53" West, 176.94 feet to the Point of Beginning. INGRESS-EGRESS EASEMENT OF RECORD: Thirty (30) feet ingress-egress easement lying 15.00 feet and being continuous on each side of the following described centerline: From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County, Florida, thence South 89°59'42" East, and along the South line of said Section 20, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 399.14 feet to the Point of Beginning; thence North 86°08'43" East, 176.38 feet; thence South 77°40'47" East, 376.96 feet; thence South 88°27'37" East, 991.76 feet; thence North 89°59'40" East, 660.00 feet; thence North 00°00'20" West, 767.82 feet to a point of terminus. DESCRIPTION OF 70.0 INGRESS-EGRESS EASEMENT: A seventy (70) foot Ingress-Egress Easement lying 35.0 feet and being continuous on each side of the following described centerline: From the Southwest corner of Section 20, Township 25 South, Range 20 East, Pasco County, Florida, thence South 89°59'42" East, AND along the South line of said Section, a distance of 442.80 feet to a point 25.00 feet East of the centerline of Pasco Road as it is now constructed; thence North 02°20'18" West, 466.90 feet to a Point of Beginning; thence North 89°33'53" East, 176.94 feet; thence South 75°48'28" East, 266.03 feet; thence South 86°13'01" East, 491.18 feet; thence South 83°48'03" East, 617.10 feet to a point of terminus. March 8, 15, 2024 24-00357P

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION Case#: 2023CC003253CCAXWS Wells Fargo Bank, N.A. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison a/k/a John William Aitchison a/k/a John W. Aitchison, Jr., Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s); John W. Aitchison, III a/k/a John W. Aitchison; Unknown Spouse of John W. Aitchison, III a/k/a John W. Aitchison; Florida Judgment Buyer, LLC.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of John W. Aitchison a/k/a John William Aitchison a/k/a John W. Aitchison, Jr., Deceased, and All Other Persons Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particu-

larly described as follows: LOT SIX HUNDRED SEVEN (607) OF FOREST HILLS, UNIT FOURTEEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 5416 Casino Drive, Holiday, FL 34690-6629.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before APRIL 8TH, 2024 and file the original with the clerk of this Court either before with 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 to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the February 29, 2024.

Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) 2023CC003253CCAXWS 02-29-2024 03:11 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CC003253CCAXWS 02-29-2024 03:11 PM Deputy Clerk: Haley Joyner

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 23-328877 FCO1 WNI March 8, 15, 2024 24-00357P

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

Notice of Intent to Title Vessel

Notice is hereby given to Robert K. Jones, registered owner of Vessel 2000 BUJ Hin# BUJ57281C000 Bass Tracker Pro Team. Action is taken for purchase of the vessel without title by Casey Morgan Dykes on 4/17/23. Any person(s) having a claim against or interest in the vessel should file their claim with FL Title Agency, LLC at 1886 West Bay Dr., #E8, Largo, FL 33770 or 727-286-7150 or fltitles@hotmail.com within 30 days. A Motion for Issuance of Title will be filed with County Court of the Sixth Judicial Circuit in and for Pasco County Florida after 30 days of publication. Case No 2023CC003333CCAXES

Division D Feb. 23; Mar. 1, 8, 15, 2024 24-00293P

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.

H08: Laticia Carter AC04: Hannah Dreher AC14: Derek Novak

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storage-treasures.com ON March 16 th, 2024 AT OR AFTER: 11:00 AM. EST. March 1, 8, 2024 24-00322P

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. 2021CA001900CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED, et. al. Defendant(s),

TO: CHARLEENE MURPHY, 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:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 APRIL 8TH, 2024 / (30 days from Date of First Pub-

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

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

WITNESS my hand and the seal of this Court at County, Florida, this February 29, 2024

CLERK OF THE CIRCUIT COURT (SEAL) 2021CA001900CAAXWS 02-29-2024 04:12 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2021CA001900CAAXWS 02-29-2024 04:12 PM 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. 20-079827 March 8, 15, 2024 24-00361P

OFFICIAL COURTHOUSE WEBSITES. MANATEE COUNTY manateeclerk.com. SARASOTA COUNTY sarasotaclerk.com. CHARLOTTE COUNTY charlotteclerk.com. LEE COUNTY leeclerk.com. COLLIER COUNTY collierclerk.com. HILLSBOROUGH COUNTY hillsclerk.com. PASCO COUNTY pascoclerk.com. PINELLAS COUNTY pinellasclerk.org. POLK COUNTY polkcountyclerk.net. ORANGE COUNTY myorangeclerk.com. CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-1649-ES
IN RE: ESTATE OF
JOAN DONOVAN a/k/a
JOAN I. DONOVAN
Deceased.

The administration of the estate of JOAN DONOVAN a/k/a JOAN I. DONOVAN, deceased, whose date of death was April 8, 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 March 1, 2024.

Personal Representative:
JOHN D. DONOVAN

11520 E. Quartz Rock Rd.
Scottsdale, Arizona 85255

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

March 1, 8, 2024 24-00332P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000148
IN RE: ESTATE OF
PATRICIA ANNE LOYALL A/K/A
PATRICIA G. LOYALL A/K/A
PATRICIA GUNN LOYALL,
Deceased.

The administration of the estate of Patricia Anne Loyall a/k/a Patricia G. Loyall a/k/a Patricia Gunn Loyall, 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 7530 Little Road, New Port Richey, 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 March 1, 2024.

Personal Representative:
Justin Ryan Loyall

11 S. 18th Street, Apt. 101
Richmond, Virginia 23223

Attorney for Personal Representative:
Linda S. Faingold, Esquire

Florida Bar Number: 011542

5334 Van Dyke Road
Lutz, FL 33558

Telephone: (813) 963-7705

Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com

March 1, 8, 2024 24-00320P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000149CPAXWS
IN RE: ESTATE OF
CESAR CRUZ,
Deceased.

The administration of the estate of CESAR CRUZ, Deceased, whose date of death was December 23, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0038. 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 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 March 1, 2024.

KAELA CRISCI,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire

Florida Bar No. 5207

Cit Centre, Suite P600
290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:
Scott@srblawyers.com

Secondary Email:
angelica@srblawyers.com

March 1, 8, 2024 24-00327P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000167CPAXWS
IN RE: ESTATE OF
VIRGINIA BOLT LOULA,
Deceased.

The administration of the estate of VIRGINIA BOLT LOULA, Deceased, whose date of death was September 24, 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 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 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 March 1, 2024.

BRENDA DOOLITTLE,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire

Florida Bar No. 5207

Cit Centre, Suite P600
290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:
Scott@srblawyers.com

Secondary Email:
angelica@srblawyers.com

March 1, 8, 2024 24-00319P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-142
IN RE: ESTATE OF
JOHN L. WOODBRIDGE
Deceased.

The administration of the estate of JOHN L. WOODBRIDGE, deceased, whose date of death was December 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 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 March 1, 2024.

Personal Representative:
CRAIG WOODBRIDGE

4126 Perry Place
New Port Richey, Florida 34652

Attorney for Personal Representative:
JALEH PIRAN-VESSEH, ESQ.

Florida Bar Number: 92966

5802 State Road 54
New Port Richey, FL 34652

Telephone: (727) 853-1200

Fax: (727) 376-3146

E-Mail: jaleh@pascoelderlaw.com

Secondary E-Mail:
paralegal@pascoelderlaw.com

March 1, 8, 2024 24-00321P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000103CPAXES
IN RE: ESTATE OF
MARY E SMITH,
Deceased.

The administration of the estate of MARY E SMITH, Deceased, whose date of death was April 7, 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 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 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 March 1, 2024.

DEBRA WILBUR,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire

Florida Bar No. 5207

Cit Centre, Suite P600
290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:
Scott@srblawyers.com

Secondary Email:
angelica@srblawyers.com

March 1, 8, 2024 24-00328P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-224
IN RE: ESTATE OF
RICHARD F. PHIPPS
Deceased.

The administration of the estate of RICHARD F. PHIPPS, deceased, whose date of death was November 4, 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 March 1, 2024.

Personal Representative:
ANNE A. NGUYEN

8007 Mimosa Drive
Port Richey, Florida 34668

Attorney for Personal Representative:
JALEH PIRAN-VESSEH, ESQ.

Florida Bar Number: 92966

5802 State Road 54
New Port Richey, FL 34652

Telephone: (727) 853-1200

Fax: (727) 376-3146

E-Mail: jaleh@pascoelderlaw.com

Secondary E-Mail:
paralegal@pascoelderlaw.com

March 1, 8, 2024 24-00296P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP002089CPAXWS
Division Probate
IN RE: ESTATE OF
SYLVIA ANITA HARRIS
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 Sylvia Anita Harris, deceased, File Number 2023CP002089CPAXWS, 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 August 8, 2023; that the total value of the estate is \$7,300.64 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Jocelyn Harris	11117 Bounty Street New Port Richey, Florida 34654

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 March 1, 2024.

Person Giving Notice:
Jocelyn Harris

11117 Bounty Street
New Port Richey, Florida 34654

Attorney for Person Giving Notice
Paul R. Ferreira CPA, CFE, Esq.

Florida Bar # 0125842

The Lexwerx Law Firm, LLC
1550 West Cleveland Street

Tampa, Florida 33606

Tel: (813) 519-4339

Email:
paul@lexwerx.com

info@lexwerx.com
March 1, 8, 2024 24-00294P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000104
IN RE: ESTATE OF
VINCENT F. KUZIOMKO,
Deceased.

The administration of the estate of VINCENT F. KUZIOMKO, deceased, whose date of death was October 19, 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 curator and the curator'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: March 1, 2024.

Robert D. Hines
Curator

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:
jrvera@hnh-law.com

March 1, 8, 2024 24-00311P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002024
IN RE: ESTATE OF
JACK LEE FRANKOVITCH,
a/k/a Jack L. Frankovitch,
Deceased.

The administration of the Estate of Jack Lee Frankovitch, deceased, whose date of death was September 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, 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 March 1, 2024.

Personal Representative:
Karen Sue Frankovitch

6643 Doon Street
New Port Richey, Florida 34653

Attorney for Personal Representative:
Cyrus Malhotra

Florida Bar No. 0022751

THE MALHOTRA LAW FIRM P.A.

Attorneys for Petitioner
3903 Northdale Blvd., Suite 100E

Tampa, FL 33624

Telephone: (813) 902-2119

Fax Number: (727)290-4044

Email:
filings@flprobatesolutions.com

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No.: 2023CA004724CAAXWS TRUIST BANK, as successor by merger to SUNTRUST BANK Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST KARL M. BLAGG A/K/A KARL MARLOW BLAGG, WHO IS KNOWN TO BE DEAD, et al., Defendants.
To: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST KARL M. BLAGG A/K/A KARL MARLOW BLAGG, WHO IS KNOWN TO BE DEAD 12028 SHADOW RIDGE BLVD. HUDSON, FL 34669 LORI BLAGG 12028 SHADOW RIDGE BLVD. HUDSON, FL 34669

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

Lot 45, Shadow Ridge as recorded in Plat Book 17, Pages 41 thru 43, 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 ARTHUR S. BARKSDALE, Plaintiff's attorney, whose address is ALVAREZ, THOMPSON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email STB@atslawyers.com, within thirty (30) days after 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 April 1st, 2024

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

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 27th, 2024

Nikki Alvarez-Sowles, Esq. CLERK OF THE COURT By: /s/ Haley Joyner (SEAL) As Deputy Clerk

ARTHUR S. BARKSDALE, Plaintiff's attorney ALVAREZ, THOMPSON & SMOAK, P.A. P.O. Box 3511 Orlando, FL 32802 Email STB@atslawyers.com March 1, 8, 2024 24-00325P

FOURTH INSERTION

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

CIRCUIT CIVIL DIVISION Case No. 2023CA005058-CAAXWS SHEILA FLEITMAN, Plaintiff, v.

SCOTT W. McNEILL; COLLIN McNEILL; AND ANY UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER EXECUTOR OR EXECUTRIX OF THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, Defendants.

TO: ANY UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER EXECUTOR OR EXECUTRIX OF THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED

YOU ARE NOTIFIED that an action to quiet title on the following described property:

CONDOMINIUM UNIT NO. 104, BUILDING U, GULF HARBORS CONDOMINIUM, SECTION 17, ACCORDING TO CONDOMINIUM PLAT THEREOF AS RECORDED IN PLAT BOOK 13 PAGE 70, OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN PARAGRAPHS 5 AND 6 OF THE DECLARATION OF CONDOMINIUM OF GULF HARBORS CONDOMINIUM AS RECORDED IN O.R. BOOK 463, PAGE 531 THROUGH 559, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, Commonly known as 4540 Marine Parkway, Unit 104, New Port Richey, FL 34652 Parcel No. 07-26-16-0270-00U00-1040

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on George G. Pappas, Esquire, 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, within ___ 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 18TH, 2024 *

This notice is provided pursuant to Administrative Order 2023-022 PA/PI-CIR.

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

WITNESS my hand and seal of this Court, Florida on this February 13, 2024

Publish: BUSINESS OBSERVER /s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles, Esquire Pasco County Clerk & Comptroller 2023CA005058CAAXWS 02-13-2024 12:57 PM Deputy Clerk: Haley Joyner Submitted by: George G. Pappas, Esquire 1822 N. Belcher Road, Suite 200 Clearwater, FL 33765 Telephone: 727-447-4999 Facsimile: 727-447-4989 E-mail addresses: george@pappaspa.com admin@pappaspa.com paralegal@pappaspa.com Feb. 16, 23; Mar. 1, 8, 2024 24-00252P

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 512024DR0670ES Division: L Jennifer Christine Trotter, Petitioner, and Fred Trotter, Respondent, TO: Fred Trotter

SECOND INSERTION

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

CASE NO.: 2023CA003856CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. RAMEKA DONIECE NIMMER A/K/A RAMEKA NIMMER A/K/A RAMEKA D. NIMMER ET AL., DEFENDANTS.

TO: RAMEKA DONIECE NIMMER A/K/A RAMEKA NIMMER A/K/A RAMEKA D. NIMMER Last Known Address: 34890 Daisy Meadow Loop, Zephyrhills, FL 33541 Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF RAMEKA DONIECE NIMMER A/K/A RAMEKA NIMMER A/K/A RAMEKA D. NIMMER Last Known Address: 34890 Daisy Meadow Loop, Zephyrhills, FL 33541 Current Residence: UNKNOWN TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

Last Known Address: 34890 Daisy Meadow Loop, Zephyrhills, FL 33541 Current Residence: UNKNOWN

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

Lot 337, Hidden Creek, Phase 1 & 2, according to the map or plat thereof, as recorded in Plat Book 82, Page(s) 119 through 131, inclusive, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before APRIL 1ST, 2024, within

{Respondent's last known address} unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jennifer Christine Trotter whose address is 31237 Mango Fade Way San Antonio, FL 33576 on or before 3-18-2024, and file the original with the clerk of this Court at 38053 Live Oak Ave. Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do

FOURTH INSERTION

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 address(es) 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: 2-8-2024 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Rita Meyer, Deputy Clerk Feb. 16, 23; Mar. 1, 8, 2024 24-00225P

SECOND INSERTION

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

CASE NO.: 2023CA004991CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRACE DUFFY AKA GRACE E. DUFFY AKA GRACE ELIZABETH DUFFY AKA GRACE STAPLES AKA GRACE E. STAPLES AKA GRACE ELIZABETH STAPLES, DECEASED, et al, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRACE DUFFY AKA GRACE E. DUFFY AKA GRACE ELIZABETH DUFFY AKA GRACE STAPLES AKA GRACE E. STAPLES AKA GRACE ELIZABETH STAPLES, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 32, WESTWOOD VILLAGE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 53-54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5437 GENEVIEVE CIR ZEPHYRHILLS FL 33542

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 April 1st, 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 27th day of February, 2024.

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 - 23-009956 March 1, 8, 2024 24-00331P

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. 2024CA000287CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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 GERALDINE WHARTON, DECEASED, 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 GERALDINE WHARTON, 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.

TO: CHERYL ELWELL-WHARTON A/K/A CHERYL ELWELL, 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 301, HOLIDAY GARDENS ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 22 AND 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 04/01/2024/(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.

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 23, 2024

CLERK OF THE CIRCUIT COURT (SEAL) 2024CA000287CAAXWS 02-23-2024 12:42 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000287CAAXWS 02-23-2024 12:42 PM Deputy Clerk: Haley Joyner

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 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. 23-155728 March 1, 8, 2024 24-00307P

SECOND INSERTION

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

CASE NO.: 2023CA004101CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ESTATE OF JANN C. MUSSELMAN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANN C. MUSSELMAN, DECEASED; RONALD F. VOBORIL; GARY J. VOBORIL; AARON E. VOBORIL; DARRYL A. VOBORIL; JANE ELIZABETH McCLELLAND; SAMUEL THOMAS THEOBALD; GEOFFREY JONES THEOBALD; KRISTIN ELIZABETH KOLER; JERI LEA THEOBALD PETERSON; DON E. THEOBALD; THEODORE J. THEOBALD; DANIEL P. THEOBALD; GAIL SPARKS HOOD; BARBARA JO NYTES; NANCY JANE MARETT; WILLIAM DUANE REED; RONALD D. MOORE; DENNIS G. MOORE; CYNTHIA L. WILMOTH; STANLEY MARK ARMSTRONG; DARYL KAY MOORE; JOYCE ANN MOORE; WAYNE ALAN MOORE; JUDITH A. AGUSTIN VEGA; JULIA LYNN

JONES; SCOTT D. BAXENDALE; JULIE ANN FISHER; BRADLEY A. BAXENDALE; TODD DWANE BAXENDALE; NEIL G. BAXENDALE; WILLIAM EUGENE BAXENDALE; VIRGINIA LEE MILLS; JOHN RONALD CARROLL; JOSEPH HARDIN CARROLL; FREDERICK D. BUTTS; CONSTANCE F. WALTS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).
TO: WILLIAM DUANE REED (Current Residence Unknown) (Last Known Address(es)) 1351 MIDDLE BROADVIEW ROAD ESTES PARK, CO 80517 ESTATE OF JANN C. MUSSELMAN, DECEASED (Last Known Address) 6609 ALBERMARIE PARKWAY NEW PORT RICHEY, FL 34653 UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JANN C. MUSSELMAN, DECEASED (Last Known Address) 6609 ALBERMARIE PARKWAY NEW PORT RICHEY, FL 34653 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST

THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 6609 ALBERMARIE PARKWAY NEW PORT RICHEY, FL 34653

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

LOT 219, TANGLEWOOD TERRACE UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A: 6609 ALBERMARIE PARKWAY, NEW PORT RICHEY, FL 34653.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 04/01/24, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint.

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.

WITNESS my hand and the seal of this Court this 26 day of February, 2024.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and/ or Comptroller /s/ Melanie Gray Signature

Print Name if Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 23-50753 March 1, 8, 2024 24-00317P



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

UV027_213

--- SALES ---

SECOND INSERTION

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

**CASE NO.: 2023-CA-003002 WS
U.S. BANK NATIONAL
ASSOCIATION, Plaintiff, vs.
JONAH ALEXANDER KAROUNOS
AKA JONAH A. KAROUNOS, et al,
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 13, 2024, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 19, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 203, COLONIAL HILLS,
UNIT SIX, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF RECORDED AT
PLAT BOOK 9, PAGE 144, IN
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
A/K/A 5145 MANOR DR NEW
PORT RICHEY FL 34652

Any person claiming an interest in the

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 23 day of February, 2024.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Justin Swosinski

Florida Bar #96533

Justin Swosinski, Esq.

CT - 22-001432

March 1, 8, 2024

24-00323P

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. 2023CA003155CAAXES
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
RAVENDRA R. SINGH, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 01, 2024, and entered in 2023CA003155CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and RAVENDRA R. SINGH; ESTATE BUYERS, LLC; TRUIST BANK; NATIONSTAR MORTGAGE LLC; EILAND PARK TOWNHOMES ASSOCIATION, INC are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 18, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 209, OF EILAND PARK
TOWNHOMES, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
60, PAGE 102, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 37554 DALIHA
TERR, ZEPHYRHILLS, FL 33542

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 26 day of February, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-095024 - MaM

March 1, 8, 2024

24-00308P

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. 2022CA001629CAAXES
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
C/O U.S. BANK TRUST NATIONAL
ASSOCIATION,
Plaintiff, vs.
CARMEN . YOUNG AND MARK I.
YOUNG, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 16, 2024, and entered in 2022CA001629CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and CARMEN M. YOUNG; MARK I. YOUNG; CHARLES ARTHUR ADAMS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 18, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 13 AND 14, BLOCK 189,
MOON LAKE ESTATES, UNIT
ELEVEN, ACCORDING TO
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 5
PAGES 141 - 143 OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 9834 MIRA-

MAR ST, NEW PORT RICHEY,
FL 34654

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

IMPORTANT

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

Dated this 26 day of February, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

20-011648 - MaM

March 1, 8, 2024

24-00310P

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.**

**2023CA004340CAAXWS
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
CARLOS A. ESCALA AKA
CARLOS ALBERTO ESCALA
AND VERONICA ESCALA AKA
VERONICA E. ESCALA, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2024, and entered in 2023CA004340CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County,

Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and CARLOS A. ESCALA AKA CARLOS ALBERTO ESCALA; VERONICA ESCALA AKA VERONICA E. ESCALA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 21, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 4, LONE STAR
RANCH, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 55,
PAGES 90-118, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
Property Address: 12316 BOOT
SPUR WAY, SPRING HILL, FL

9419 MINUTE MEN COURT, LOUIS-
VILLE, KY 40214
YOU ARE NOTIFIED that an action for PETITION FOR ADOPTION BY RELATIVE AND PETITION FOR ADOPTION BY RELATIVE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF TIMOTHY DOUD, whose address is P.O. BOX 1777 TARPON SPRINGS, FL 34668 on or before 03/18/2024 and file the original with the clerk of this Court at 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

NOTICE OF ACTION FOR
SECOND NOTICE AND ORDER
ON PETITION FOR ADOPTION BY
RELATIVE AND PETITION FOR
ADOPTION BY RELATIVE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2022-DR-3373WS

Division: Z2
GARY GEORGE AND RUBY
GEORGE,
Petitioner, and
KAITLYN TYO AND BOBBY
GEORGE,
Respondent.

TO: KAITLYN TYO

FOURTH INSERTION

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

**2023CC001719CCAXES
HPA US2 LLC
Plaintiff, vs.
YESENIA GONZALEZ; UNKNOWN
PARTY IN POSSESSION #1;
and UNKNOWN PARTY IN
POSSESSION #2;
Defendants.**

TO: Yesenia Gonzalez
Unknown Party in Possession #1
Unknown Party in Possession #2
7650 Yale Harbor Drive
Wesley Chapel, Florida 33545

YOU ARE NOTIFIED that an action for unlawful detainer of property described as:

7650 Yale Harbor Drive, Wesley
Chapel, Florida 33545

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 North Marguerite Street, Tampa, Florida 33603, within 30 days of the first date of publication, 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

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. 2023CA005035CAAXWS
Truist Bank, successor by merger to
SunTrust Bank
Plaintiff, vs.
Bradley W. Kistler a/k/a Bradley
Kistler a/k/a Brad Kistler; et al
Defendants.**

TO: Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler and Unknown Spouse of Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler Last Known Address: 2228 Parrot Fish Drive Holiday, FL 34691

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

LOT 139, GULFWINDS, AC-
CORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 58, PAGE(S) 95
THROUGH 109, INCLUSIVE,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLOR-
IDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the

SECOND INSERTION

34610
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less

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

Dated this 26 day of February, 2024.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-094384 - MaM

March 1, 8, 2024

24-00309P

--- ACTIONS ---

FOURTH INSERTION

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: February 9, 2024.

CLERK OF THE CIRCUIT COURT
(SEAL) 2022DR003373DRAXWS

02-09-2024 02:30 PM

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

2022DR003373DRAXWS

02-09-2024 02:30 PM

Deputy Clerk: Beverly Bray

Feb. 16, 23; Mar. 1, 8, 2024

24-00235P

SECOND INSERTION

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

**2023CA005040CAAXWS
LAKEVIEW LOAN SERVICING,
LLC
PLAINTIFF, VS.
GABRIELLE ALYSSA MILLER
AND STACEY JODAWN STOKES,
ET AL.,
DEFENDANT(S).**

TO: Stacey JoDawn Stokes
Last Known Address: 10320 Viridian
Dr, Port Richey, FL 34668
Current Residence: UNKNOWN

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

LOT 1445, JASMINE LAKES
UNIT 8-B, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 15,
PAGE 83, 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 APRIL 1ST, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on

Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this February 23, 2024

NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of Court

(SEAL) 2023CA005040CAAXWS

02-23-2024 12:26 PM

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

2023CA005040CAAXWS

02-23-2024 12:26 PM

Deputy Clerk: Haley Joyner

MILLER, GEORGE & SUGGS, PLLC

Attorney for Plaintiff

210 N. University Drive, Suite 900

Coral Springs, FL 33071

March 1, 8, 2024

24-00326P

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**

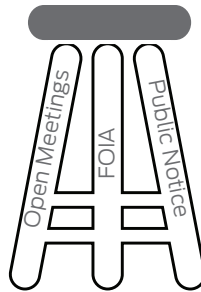
**Case No. 2024CA000206CAAXES
Deutsche Bank National Trust
Company, as Trustee for Fremont
Home Loan Trust 2005-1,
Asset-Backed Certificates, Series
2005-1
Plaintiff, vs.
Reggie Williams; et al
Defendants.**

TO: Reggie Williams
Last Known Address: 16028 Ivy Lake
Dr. Odessa, FL 33556

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence

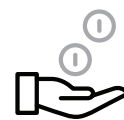


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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