

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA004967CAAXWS HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2004-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2, Plaintiff, vs.

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before APRIL 15TH, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter;

Defendants KYLA KNETTEL (UNABLE TO SERVE AT ADDRESS) Last Known Address: 9530 BONNET LAKE DR, NEW PORT RICHEY, FL 34654

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.

Defendants CAROL A. KING (UNABLE TO SERVE AT ADDRESS) Last Known Address: 9530 BONNET LAKE DR., NEW PORT RICHEY, FL 34654

WITNESS my hand and the seal of this Court this March 13, 2024 Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004967CAAXWS 03-13-2024 10:36 AM Deputy Clerk: Haley Joyner PHH18647-23/cam March 15, 22, 2024 24-00456P

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

LOT 1511-A, EMBASSY HILLS UNIT FOURTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 51 AND 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7325 SAN MIGUEL DR, PORT RICHEY FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness,

FIRST INSERTION

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

Case No. 2023CA005027CAAXWS GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL Plaintiff, vs.

ROBERT C. HALL, JR. A/K/A ROBERT CLARENCE HALL, JR., et al.

Defendants. TO: UNKNOWN TENANTS/ OWNERS I BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

12248 RIDGEDALE DRIVE HUDSON, FL 34669 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 35, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 12248 RIDGEDALE DRIVE, HUDSON, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before APRIL 15TH, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter;

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

TO: UNKNOWN TENANTS/ OWNERS I BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 12248 RIDGEDALE DRIVE HUDSON, FL 34669 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 35, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 12248 RIDGEDALE DRIVE, HUDSON, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before APRIL 15TH, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter;

WITNESS my hand and the seal of this Court this March 13, 2024 Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA005027CAAXWS 03-08-2024 12:42 PM Deputy Clerk: Haley Joyner F181350/2321152/MTS March 15, 22, 2024 24-00436P

WITNESS my hand and the seal of this Court this March 13, 2024 Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA005027CAAXWS 03-08-2024 12:42 PM Deputy Clerk: Haley Joyner F181350/2321152/MTS March 15, 22, 2024 24-00436P

FIRST INSERTION

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

CASE NO.: 20-24 - CA-000193-CAAX-W.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARK J. WEIMER, et al., Defendants.

TO: MARK J. WEIMER 4011 GRAYTON DRIVE, NEW PORT RICHEY, FL 34652 UNKNOWN SPOUSE OF MARK J. WEIMER 4011 GRAYTON DRIVE, NEW PORT RICHEY, FL 34652 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 2121, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before April 15, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original

WITNESS my hand and the seal of this Court this 7th day of March, 2024. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court (SEAL) By /s/ Melanie Gray As Deputy Clerk De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026, CORAL SPRINGS, FL 33310 24-00138 March 15, 22, 2024 24-00435P

FIRST INSERTION

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

CASE NO.: 2023CA003496CAAXWS ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BONITA JENSEN A/K/A BONITA L. JENSEN A/K/A BONNIE JENSEN A/K/A BONITA LOUISE WADE, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Bonita Jensen a/k/a Bonita L. Jensen a/k/a Bonnie Jensen a/k/a Bonita Louise Wade 13231 Lauderdale St Hudson FL 34667 Unknown Heirs, Beneficiaries and Devises of the Estate of Bonita Jensen a/k/a Bonita L. Jensen a/k/a Bonnie Jensen a/k/a Bonita Louise Wade 13231 Lauderdale St Hudson FL 34667 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

The North 66 feet of Tract 34 of the unrecorded plat of Garden Terrace Acres, said Tract 34 being further described as follows: A portion of Tract 52 of Port Richey Land Company Subdivision of Section 34, Township 24 South, Range 16 East, as shown on plat recorded in Plat Book 1, Page 60, of the Public Records of Pasco County, Florida being further described as follows: Commence at the Southeast corner of the Southwest 1/4 of said Section 34, thence run along the South line of the Southwest 1/4 of said Section 34, North 89°05'06" West, 1314.00 feet; thence N 00°17'50" East, 1329.20 feet for a POINT OF BEGINNING; thence continue N 00°17'50" East, 166.15 feet; thence S 89°03'34" East, 218.87 feet; thence S 00°17'32" West, 166.14 feet; thence N 89°03'44" West, 218.88 feet to the POINT OF BEGINNING; the East 25.00 feet thereof being subject to an easement for public road

right-of-way; also the West 15.00 feet thereof being subject to a utility easement for water line and/or power lines. Together with that certain 2008 Classic double-wide mobile home bearing Title #101550514, VIN #JACFL29053A and Title #101550588, VIN #JAC-FL29053B. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE APRIL 15TH, 2024

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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this March 6, 2024 (SEAL) 2023CA003496CAAXWS 03-06-2024 12:31 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003496CAAXWS 03-06-2024 12:31 PM Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 March 15, 22, 2024 24-00416P

FIRST INSERTION

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

CASE NO.: 2023CA004923CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JACQUELINE SILVA RIVERA, ET AL., DEFENDANT(S).

TO: Unknown trustee of the 5636 Beech Street Land Trust dated the 12th, day of September, 2005 Last Known Address: 5636 Beech St, Zephyrhills, FL 33542 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: The North 87.00 feet of the South 382.00 feet of the East 104.60 feet of the West 273.20 feet of Tracts 15, 16, 21 and 22, and the former 16.00 foot alley lying between said tracts, being in the Southwest 1/4 of the Northwest 1/4 of said Section 12, Township 26 South, Range 21 East, Zephyrhills Colony Company Lands, according to the map or plat thereof as recorded in Plat Book 2, Page 16 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 15TH, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this 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 11, 2024. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) 2023CA004923CAAXES 03-11-2024 04:08 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004923CAAXES 03-11-2024 04:08 PM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 March 15, 22, 2024 24-00449P

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. 2023CA004990CAAXWS Freedom Mortgage Corporation Plaintiff, vs. Wendy Carson; et al Defendants.

TO: Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson D'owd Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson, Last Known Address: 1407 Jeanette Avenue Evansville, IN. 47714 TO: Criston Hughes-Carson a/k/a Criston Dhawn Carson, Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson Last Known Address: 222 N. Kimball Street, Vernon, IN. 47620 Erin K. Carson a/k/a Erin Kaylee Carson and Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson Last Known Address: 15217 Omaha Street, Hudson, FL. 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 75, 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 Amanda

Driscote, 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 first date of publication on or before April 15th, 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 complaint or petition.

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

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

DATED on March 13th, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk File# 23-F02252 March 15, 22, 2024 24-00455P

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 Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com



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

--- ESTATE ---

FIRST INSERTION

PETITION FOR ADMINISTRATION (intestate) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION
FILE NO: IN RE: THE ESTATE OF WALTER GEORGE HANDY, Deceased.
 Petitioner, RHEA HANDY, alleges:
 1. Petitioner has an interest in the above estate as wife and beneficiary.
 Petitioner's address is 7147 Talamore Dr., Wesley Chapel, FL 33545, and the name and office address of petitioner's attorney are set forth at the end of this petition.
 2. Decedent, WALTER GEORGE HANDY, whose last known address was 7147 Talamore Dr., Wesley Chapel, FL 33545, and the last four digits of whose social security number are 7014, died on August 26, 2023, at Advent Health Wesley Chapel, 2600 Bruce B Downs Blvd. Wesley Chapel, Pasco County FL., 33544. On the date of death decedent was domiciled in Pasco County, Florida.
 3. So far as is known, the names of the beneficiaries of this estate and of the decedent's surviving spouse, if any, their addresses and relationships to decedent, and the years of birth of any who are minors, are:
 NAME ADDRESS RELATIONSHIP YEAR OF BIRTH (if Minor)
 Rhea Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Wife N/A
 Arthur Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Son N/A
 Charleen Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Daughter 2019
 4. Venue of this proceeding is in this county because decedent was a resident of Pasco County when he passed away.
 5. RHEA HANDY, whose address is 7147 Talamore Dr., Wesley Chapel, FL 33545, is qualified under the laws of the State of Florida to serve as personal representative of the decedent's estate and is entitled to preference in appointment as personal representative because she is the wife of the decedent and the decedent died intestate.
 6. The nature and approximate value of the assets in this estate are:
 NATURE OF ASSETS APPROXIMATE VALUE REAL PROPERTY Exempt Homestead Property 714 7 Talamore Dr., Wesley Chapel, FL 33545 \$742,000
 Capital One 360 Checking Account No.: X:XXXXXX4869 \$4,449.85
 eTrade-shoshki XXXXX:5849 \$Unknown
 eTrade -Individual Brokerage XXXXX2268 \$Unknown
 Ameritrade 3414 \$Unknown
 Fidelity -HAS Saving Account XXXXX8060 \$Unknown
 Lending Club XX:XXXX8533 \$Unknown
 Tech CU Bank XXX5461 \$Unknown
 Coinbase \$Unknown
 Binance XXX:X6843 \$Unknown
 Morgan Stanley \$Unknown

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION
File No. 2023-CP-002045
IN RE: ESTATE OF HELEN P. HICKAM, aka HELEN PROGAR, Deceased.
 The administration of the estate of HELEN P. HICKAM, also known as HELEN PROGAR, Deceased, whose date of death was September 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME 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 15, 2024.
PAIGE PROGAR
Personal Representative
 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202
 Carolina Arias Zaccari, Esq. Attorney for Personal Representative
 Florida Bar No. 1015218
 Najmy Thompson, PL
 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202
 Telephone: 941-907-3999
 Email: carias@najmythompson.com
 Secondary Email: asamusko@najmythompson.com
 March 15, 22, 2024 24-00457P

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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

FOURTH 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

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

--- ESTATE ---

SECOND 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.
PAULA J. POLEN,
Personal Representative
 220 174th Avenue, 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

OFFICIAL COURTHOUSE WEBSITES

1:23 ↖

📶 LTE 🔋

MANATEE COUNTY
manateeclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

SARASOTA COUNTY
sarasotaclerk.com

PASCO COUNTY
pascoclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

PINELLAS COUNTY
pinellasclerk.org

LEE COUNTY
leeclerk.org

POLK COUNTY
polkcountyclerk.net

COLLIER COUNTY
collierclerk.com

ORANGE COUNTY
myorangeclerk.com

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

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.

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

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.

SECOND INSERTION

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

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

SECOND INSERTION

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

through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No.

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.

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

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 The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk

WITNESS my hand and the seal of this Court this March 1, 2024 (SEAL) 2023CA003979CAAXWS 03-01-2024 04:01 PM

SECOND INSERTION

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

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, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L. CHAPMAN AKA RONALD LEE CHAPMAN, DECEASED; JACK W. HENSLEY; 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.

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.

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.

WITNESS Nichole "Nikki" Alvarez-Sowles, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida. DUE ON OR BEFORE MARCH 25TH, 2024 Dated: February 15, 2024 NICHOLE "NIKKI" ALVAREZ-SOWLES, Clerk of the Circuit and County Court (SEAL) 2023CC00179CCAXES 02-15-2024 10:46 AM

SECOND INSERTION

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

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.

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

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. 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).

SECOND INSERTION

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

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.

--- TAX DEEDS ---

SECOND 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.

SECOND 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.

SECOND 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.

SECOND INSERTION
Notice of Application for Tax Deed 2023XX000183TDAXXX
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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

SECOND 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.

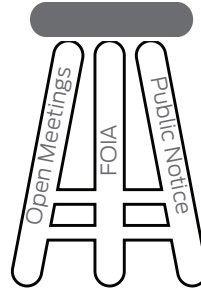
SECOND INSERTION
Notice of Application for Tax Deed 2023XX000172TDAXXX
NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

SECOND 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.

SECOND INSERTION
Notice of Application for Tax Deed 2023XX000183TDAXXX
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.

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

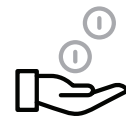


Verifiability



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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

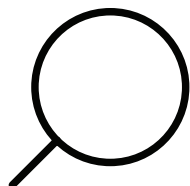


Citizens continue to learn about vital civic matters from newspaper notices.

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

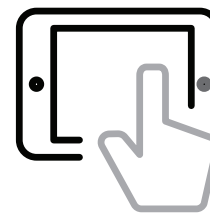
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



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
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- Permit and License Applications

Court Notices

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

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