

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 19.62 acres to serve the Residential project known as Epperson North Village A-2. The project is located in Pasco County, Section(s) 22, Township 25 South, Range 20 E. The permit applicant is Epperson Ranch Build to Rent, LLC, 3010 West Azeele Street, Suite 150, Tampa, FL 33609. The Permit No. is 43026736.125.

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 final 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 15, 2024 24-00431P

FIRST INSERTION

NOTICE OF MEETINGS

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING
The Zephyr Ridge Community Development District Audit Committee will meet on Monday, March 25, 2024 at 5:00 p.m. at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Zephyr Ridge 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 15, 2024 24-00432P

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 Viania's Tres Leches and Pasteleria, LLC located at 11525 Old Lakeland Hwy in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2024.
Tania Marrero Gonzalez
March 15, 2024 24-00452P

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 fictitious name of TGMG SUNLAKE located at 19027 Wingshooter Way, in the County of Pasco in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 12th day of March, 2024.
Tampa General Medical Group, Inc.
March 15, 2024 24-00453P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1982 Mobile Home, VIN LFL2AB313203379/LFL2BB313203379 and the contents therein, if any and the contents therein, if any abandoned by previous owner and tenant, Robert A. Hansen
On March 28, 2024 at 9:30am at Caribbean Mobile Home Estates, 11704

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 Studebaker'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 11th day of March, 2024.
HANDCART ROAD NURSERY, LLC
March 15, 2024 24-00441P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Roofing Rabbit, located at 35508 Welby Court, in the City of Zephyrhills, County of Pasco, State of FL, 33541, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of March, 2024.
LG3 ENTERPRISES LLC
35508 Welby Court
Zephyrhills, FL 33541
March 15, 2024 24-00451P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pearl Drive, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for
Caribbean Mobile Home Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
March 15, 22, 2024 24-00450P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of National Cremation, located at 13011 US Highway 19 North, in the City of Hudson, County of Pasco, State of FL, 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of March, 2024.
NCS MARKETING SERVICES, LLC
13011 US Highway 19 North
Hudson, FL 34667
March 15, 2024 24-00433P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 04/07/2024 at 10:00 AM the following vehicles(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 g, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

2FMPK3K91LBB10916 2020 FORD
3NIAB7AP5KY300390 2019 NISS

March 15, 2024 24-00430P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT,

STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION

FILE NO.: 2023-CP-0001594
IN RE: NANCY ELLEN QUACKENBUSH Deceased.

The administration of the estate of NANCY ELLEN QUACKENBUSH, deceased, whose date of death was January 28, 2023 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2023-CP-0001594; 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 15, 2024.

Petitioner
David R. Quackenbush
25930 Risen Star Dr.
Wesley Chapel, FL 33544

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
March 15, 22, 2024 24-00445P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 23-CP-002059
Division: Probate
IN RE: ESTATE OF TANIA EGGERS Deceased.

The administration of the estate of Tania Eggers, 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 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 15, 2024.

Personal Representative:
/s/ Tatiana M. Eggers
Tatiana M. Eggers
12146 Broken Oak Lane
Odessa, Florida 33556

Attorney for Personal Representative:
/s/ Tanya Bell
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
March 15, 22, 2024 24-00417P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-340
IN RE: ESTATE OF PHYLLIS LUEG, Deceased.

The administration of the estate of PHYLLIS LUEG, deceased, whose date of death was November 16, 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 15, 2024.

Signed on this 27th day of February, 3/8/2024.
REBECCA C. BELL
Personal Representative
7920 U.S. Highway 19
Port Richey, FL 34668

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 15, 22, 2024 24-00418P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-CP-000111
IN RE: ESTATE OF NANCY JACQUI CHARALAMPAKIS 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 Nancy Jacqui Charalampakis, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 4, 2023; that the total value of the estate is \$5,280.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Nancy Michelle Pulliam
3351 Ocio Street
Holiday, FL 34690

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court 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 15, 2024.

Person Giving Notice:
Nancy Michelle Pulliam
3351 Ocio Street
Holiday, Florida 34690

Attorney for Person Giving Notice:
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
March 15, 22, 2024 24-00424P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP000235CPAXWS
Division PROBATE
IN RE: ESTATE OF KAREN LOUISE KAMINSKY Deceased.

The administration of the estate of KAREN LOUISE KAMINSKY, deceased, whose date of death was 11/8/23, 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 15, 2024.

Personal Representative:
Michelle Langdon
Michelle Langdon
Name
135 Wading Road
Center Moriches, NY 11934
(address)

Attorney for Personal Representative:
Linda Lee Wynn
Email Addresses:
LWYNNLAW@aol.com
Florida Bar No. 0878529
P.O. Box 48856
Tampa FL 33646
(address)
Telephone: 813-274-4994
March 15, 22, 2024 24-00447P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP000291CPAXWS
IN RE: ESTATE OF MATTHEW RYAN CHIPPEAUX, Deceased.

The administration of the estate of Matthew Ryan Chippeaux, deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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.

Signed on this day of 3/8/2024.
Neal Alfano
Personal Representative
6047 Wingspan Way
Bradenton, FL 34203

Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
March 15, 22, 2024 24-00420P

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000201
IN RE: ESTATE OF
PAUL F. VANGNESS,
Deceased.

The administration of the estate of Paul F. Vangness, deceased, whose date of death was December 24, 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 15, 2024.

/s/ Mark A. Vangness
Mark A. Vangness, Petitioner
/s/ J. Marvin Guthrie
J. Marvin Guthrie, Attorney
Attorney for Petitioner
Florida Bar Number: 162411
1230 S. Myrtle Avenue, Suite 101
Clearwater, FL 33756
Telephone: (727) 449-1600
Fax: (727) 449-0081
E-Mail: mguthrie@jmglaw.com
Secondary E-Mail:
mguthrie@jmguthrie.com
March 15, 22, 2024 24-00421P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000348CPAXES
IN RE: ESTATE OF
TEODORO COSTANTINO
MINGOLLA
aka Teodoro Joseph Mingolla,
Ted Joseph Mingolla, and
Ted Mingolla,
Deceased.

The administration of the estate of Teodoro Costantino Mingolla, aka Teodoro Joseph Mingolla, Ted Joseph Mingolla, and Ted Mingolla, deceased, whose date of death was January 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2024CP-000348CPAXES. The names and address 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 15, 2024.

Personal Representative
Gadiel A. Espinoza
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
Attorney for the
Personal Representative
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF
GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
March 15, 22, 2024 24-00443P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-166
IN RE: ESTATE OF
SHIRLEY ANNE FINCH,
Deceased.

The administration of the estate of SHIRLEY ANNE FINCH, deceased, whose date of death was November 20, 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 15, 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 15, 22, 2024 24-00422P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-2116-WS
IN RE: ESTATE OF
JAMES A. PIKOWSKI a/k/a
JAMES ARTHUR PIKOWSKI
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 A. PIKOWSKI a/k/a JAMES ARTHUR PIKOWSKI, deceased, File Number 51-2023-CP-2116-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34668; that the decedent's date of death was November 12, 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
ERIN KWIATKOWSKI	6955 Abbott Rd. Franklinville, NY 14737

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 15, 2024.

Personal Giving Notice:
ERIN KWIATKOWSKI
6955 Abbott Rd.
Franklinville, NY 14737
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 15, 22, 2024 24-00427P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-321
IN RE: ESTATE OF
MATTHEW ALLEN SMITH, JR.,
Deceased.

The administration of the estate of MATTHEW ALLEN SMITH, JR., deceased, whose date of death was August 3, 2022, 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 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.

AUGUST DAVIS
Personal Representative
19990 Highway 441 N.
Micanopy, FL 32667
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
March 15, 22, 2024 24-00423P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000260
IN RE: ESTATE OF
RANDALL JAMES KETCHUM
Deceased.

The administration of the estate of RANDALL JAMES KETCHUM, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 220, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 15, 2024.

Personal Representative:
COREY KETCHUM
123 Majestic View
Ozark, Missouri 65721
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney
Florida Bar Number: 585769
2405 Creel Lane
Suite 102
Wesley Chapel, FL 33544
Telephone: (850) 388-3845
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
March 15, 22, 2024 24-00429P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000381-WS
In Re The Estate Of:
MARGARET ANN
PHILLIPS-GATTO,
Deceased

The administration of the estate of MARGARET ANN PHILLIPS-GATTO, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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.

STEVEN K. JONAS, Esq. - PR
LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfoastlegalcenters.com
jnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
March 15, 22, 2024 24-00425P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
IN RE: ESTATE OF
THOMAS FRANCIS OFFMAN
A/K/A THOMAS F. OFFMAN
Deceased.

The administration of the estate of Thomas Francis Offman a/k/a Thomas F. Offman, deceased, whose date of death was May 6, 2023, is pending in the Circuit Court for Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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 person shaving 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 15, 2024.

Personal Representative:
/s/ Nancy L. Offman
Nancy L. Offman
7518 Fawn Lake Rd
New Port Richey, Florida 34655
Attorney for Personal Representative:
/s/ Kelly B. McGill
Kelly B. McGill, Esquire
Attorney
Florida Bar Number: 1050006
AWS LAW FIRM
2202 N. Westshore Blvd.
Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: Kellym@awslaw.org
Secondary E-Mail: Team@awslaw.org
March 15, 22, 2024 24-00442P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-204
IN RE: ESTATE OF
ROSEMARY OSBORNE FLYNN
Deceased

The administration of the estate of Rosemary Osborne Flynn, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the mailing 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 15, 2024.

Personal Representative:
Kathleen Osborne-Johns
111 Narrows Road #1343
Sapphire, NC 28774-7635
Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
March 15, 22, 2024 24-00426P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-238
IN RE: ESTATE OF
MARY E. REECE AKA
MARY ELLEN REECE
Deceased.

The administration of the estate of MARY E. REECE AKA MARY ELLEN REECE, deceased, whose date of death was January 14, 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 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 15, 2024.

Personal Representative:
LISA R. PARSONS NUTT
4231 Oakland Dr.
New Port Richey, Florida 34653
Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
March 15, 22, 2024 24-00446P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000219
IN RE: ESTATE OF
BRIAN MICHAEL SHALLO
Deceased.

The administration of the estate of Brian Michael Shallo, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

Personal Representative:
Alina L. Kalinowski
1127 18th Ave. N.
St. Petersburg, Florida 33704
Attorney for Personal Representative:
/S/ Amanda O. Singleton
Amanda O. Singleton
Florida Bar Number: 0015957
SINGLETON LEGAL PLLC
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8183
E-Mail: amanda@singletonlegal.com
March 15, 22, 2024 24-00428P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-389
IN RE: ESTATE OF
KEVIN BOND
Deceased.

The administration of the estate of KEVIN BOND, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

Personal Representative:
BOGDAN JOCIC
2965 US-19 ALT
Palm Harbor, FL 34683
Attorney for Personal Representative:
Bogdan Jocic, Esq.
Attorney for Petitioner
Florida Bar Number: 1000365
2965 ALT 19
Palm Harbor, FL 34683
Telephone: 727-937-1669
Fax: (727) 279-4625
E-Mail: dan@jociclaw.com
Secondary E-Mail:
transcribe123@gmail.com
March 15, 22, 2024 24-00444P

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2024-CP-301
IN RE: ESTATE OF
DONALD D. RUTKA
Deceased.

The administration of the estate of DONALD D. RUTKA, 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 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 15, 2024.

Personal Representative:
AUDREY E. RUTKA
 6754 Anthony Court
 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 15, 22, 2024 24-00440P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 23-CP-002087
IN RE: ESTATE OF
KENNETH E. KEITH
Deceased.

The administration of the estate of Kenneth E. Keith, deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little 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 15, 2024.

Personal Representative:
/s/ Barbara Keith
Barbara Keith
 21546 Southwood Dr
 Lutz, FL 33549
 (239) 462-0185
 Attorney for Personal Representative:
/s/ c. Todd Marks
 C. Todd Marks, Esq.
 Florida Bar No. 019124
 Westchase Law, P.A.
 12027 Whitmarsh Lane
 Tampa, FL 33626
 Telephone: (813) 490-5211
 March 15, 22, 2024 24-00448P

--- SALES / ACTIONS ---

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT OF
 FLORIDA
 IN AND FOR PASCO COUNTY
 GENERAL JURISDICTION
 DIVISION
CASE NO. 2020CA000774CAAXWS
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.
EVERETT HOUGHTALEN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 22, 2024 in Civil Case No. 2020CA000774CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and EVERETT HOUGHTALEN, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of April, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 2026, BEACON SQUARE, UNIT 17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street,
 Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-05832FL
 March 15, 22, 2024 24-00439P

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. 2024CA000047CAAXES
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
CHRISTOPHER R. SINRAM, et al.
Defendant(s).

TO: CHRISTOPHER R. SINRAM, UNKNOWN SPOUSE OF CHRISTOPHER R. SINRAM, 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:

LOTS 1, 2, 3 AND 4, AND THAT PART OF VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO LOTS 1,2,3,4 AND THE EXTENSION OF LOT 1, PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 3727 PAGE 1384, M. TUCKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before APRIL 15TH, 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 March 6, 2024
 CLERK OF THE CIRCUIT COURT
 (SEAL) 2024CA000047CAAXES
 03-06-2024 12:05 PM
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 2024CA000047CAAXES
 03-06-2024 12:05 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
 Nikki Alvarez-Sowles
 THIS NOTICE SHALL BE
 PUBLISHED ONCE A WEEK FOR
 TWO (2) CONSECUTIVE WEEKS.
 23-168215
 March 15, 22, 2024 24-00415P

FIRST INSERTION

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

CASE NO. 51-2020-CA-000780 WS
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF SANDRA M.
CARTER, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 1, 2024, and entered in 51-2020-CA-000780 WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA M. CARTER, DECEASED; STEPHANIE L. ANDERSON; JAMES DOUGLAS, JR.; MICHAEL HAMMILL; ANGELA LOVE; KEYSTONE PARK COLONY HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF PASCO COUNTY, FLORIDA.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; KIRK M. HARTLY 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 April 01, 2024, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/5, EXCLUDING ANY EXISTING RIGHT-OF-WAY ON THE SOUTH, OF THE WEST 1/4 OF TRACT 8, LESS THE EAST 15 FEET OF THE WEST 1/4 FOR ROAD EASEMENT IN COMMON WITH OTHERS, ROAD EASEMENT TO BE 30 FEET INCLUDING THE WEST 15 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 8; TRACT 8 BEING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE

NORTHEAST 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, REVISED MAP OF KEYSTONE PARK COLONY, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BRING KNOWN AS TRACT 1, OF UNRECORDED PLAT. TOGETHER WITH: 1988 CONTAINER MOBILE HOME WITH VIN#338954N7304A AND TITLE #46161582 1988 CONTAINER MOBILE HOME WITH VIN#338954N7304B AND TITLE #50877519 Property Address: 1735 CARROLLTON PLACE, ODESSA, FL 33556

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 7 day of March, 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: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 20-007887 - NaC
 March 15, 22, 2024 24-00414P

FIRST INSERTION

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

CASE NO.: 51-2024-CA-000130-AAXW-S
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
KEVIN J. MYNY, et al.,
Defendants.

TO: KEVIN J. MYNY
 7919 STARFIRE WAY, NEW PORT RICHEY, FL 34654
 ROSARIO G. MYNY
 7919 STARFIRE WAY, NEW PORT RICHEY, FL 34654

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 169, ROSEWOOD AT RIVER RIDGE PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 64 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 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. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 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
 23-02132
 March 15, 22, 2024 24-00434P

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. 2023CC002289CCAXWS
Division O
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
Plaintiff, vs.
JAMES A. KLINE A/K/A JAMES
KLINE; DOREEN L. KLINE
A/K/A DOREEN KLINE; GIANNA
TERREGINO STOKES, et al.
Defendants.

TO: UNKNOWN SPOUSE OF GIANNA TERREGINO STOKES N/K/A CHASE TWIGG CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 14702 SNAPPER LN HUDSON, FL 34667

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 80, GULF SIDE VILLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 50, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1996, MAKE: PALM TRAILERS, VIN #: PH098449AFL AND VIN #: PH098449BFL

commonly known as 14702 SNAPPER LN, HUDSON, FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes 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; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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 request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
 Dated: March 11, 2024
 CLERK OF THE COURT
 Honorable Nikki Alvarez-Sowles, Esq.
 P.O. Drawer 338
 New Port Richey, Florida 34656-0338 (COURT SEAL)
 2023CC002289CCAXWS
 03-11-2024 12:31 PM
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 2023CC002289CCAXWS
 03-11-2024 12:31 PM
 Deputy Clerk: Haley Joyner

Laura E. Noyes
 Kass Shuler, P.A.,
 plaintiff's attorney
 P.O. Box 800
 Tampa, Florida 33601
 (813) 229-0900
 328202/2323693/wlp
 March 15, 22, 2024 24-00437P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT IN AND
 FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 000393
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
LEONOR HERNANDEZ A/K/A
LEONOR HERNANDEZ ARZOLA;
et al.,
Defendant(s).

TO: Leonor Hernandez A/K/A Leonor Hernandez Arzola
 Last Known Residence: 7140 Parrot Dr. Port Richey, FL 34668
 TO: Unknown Spouse of Leonor Hernandez A/K/A Leonor Hernandez Arzola
 Last Known Residence: 7140 Parrot Dr. Port Richey, FL 34668
 TO: Carlos Hernandez Jr. a/k/a Carlos Hernandez a/k/a Carlos Hernandez Sanchez
 Last Known Residence: 7140 Parrot Dr. Port Richey, FL 34668

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

LOT 895, REGENCY PARK UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 14 AND 15, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on March 12th 2024.
 As Clerk of the Court
 (SEAL) By: /s/ Haley Joyner
 As Deputy Clerk

ALDRIDGE PITE, LLP
 Plaintiff's attorney
 5300 West Atlantic Avenue
 Suite 303
 Delray Beach, FL 33484
 1457-880B
 Ref# 7210
 March 15, 22, 2024 24-00454P

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT
 IN AND FOR
 PASCO COUNTY, FLORIDA
CASE NO. 2023CA004235CAAXES
MIDFIRST BANK
Plaintiff, v.
JASON E SHIPLEY; UNKNOWN
SPOUSE OF JASON E. SHIPLEY;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; LAKE
BERNADETTE COMMUNITY
ASSOCIATION, INC.; LAKE
BERNADETTE PROPERTY
OWNERS ASSOCIATION, INC.;
UNITED STATES OF AMERICA,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 06, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 645, LAKE BERNADETTE GARDENS, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 113 THROUGH 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 a/k/a 35035 DOLPHIN LAKE DR, ZEPHYRHILLS, FL 33541-1978
 at public sale, to the highest and best

bidder, for cash, online at www.pasco.realforeclose.com, on April 15, 2024 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 11th. day of March, 2024.
 eXL Legal, PLLC
 Designated Email Address:
 efling@exllegal.com
 12425 28th Street North,
 Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 /s/ Isabel López Rivera
 Isabel López Rivera
 FL Bar: 1015906
 1000009332
 March 15, 22, 2024 24-00438P

--- 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.
KYLA KNETTEL; CAROL A. KING, ET AL.

Defendants
To the following Defendant(s):
KYLA KNETTEL (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 9530 BONNET LAKE DR, NEW PORT RICHEY, FL 34654
Additional Address: 7325 SAN MIGUEL DRIVE, PORT RICHEY, FL 34668
CAROL A. KING (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 9530 BONNET LAKE DR., NEW PORT RICHEY, FL 34654
Additional Address: 7325 SAN MIGUEL DRIVE, PORT RICHEY, FL 34668

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,

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; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 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

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 1
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; otherwise, a default will be entered against you for the relief demanded in the Complaint.
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 request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.
Dated: March 8, 2024
CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338 (COURT SEAL)
2023CA005027CAAXWS
03-08-2024 12:42 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA005027CAAXWS
03-08-2024 12:42 PM
Deputy Clerk: Haley Joyner

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
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-W5
U.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

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

WITNESS my hand and the seal of this Court this 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 - 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/Dowd 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

Driscole, 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

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 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 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
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 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.

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

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**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
V2023L V20

Q&A

Who benefits from legal notices?

A 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.

LV18237_V13

--- 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 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 CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of 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

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

SECOND 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 010:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.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.storagetreasures.com. 01116 - Rhodes, Rabyn; 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.storagetreasures.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.storagetreasures.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 - Peeples, 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.storagetreasures.com. 1004 - Alvarado, Inez; 1388 - Sternad, 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.storagetreasures.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.storagetreasures.com. 0A153 - Steinquist, Linda; 0A160 - Popovich, George; 0A219 - Tucker, Erica; 0B002 - Popovich, George; 0B017 - Alberts, Patrick; 0B031 - diesing, Ashley; 0C044 - Meredith, Justin; 0C118 - Larry, Shanetra; 0D001 - Popovich, George; 0E013 - Power, Todd; 0E051 - Ellison, Vicky; 0E067 - Stewart, Kelly; 0E115 - Knox, Tracy; 0E128 - Griffin, Willie; 0E129 - Lugo, Eusebio; 0E191 - Griffin, Willie; 0E234 - opyoke, john; 0E243 - Menech, Nicole
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storagetreasures.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.storagetreasures.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, Jayshelly; 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

--- 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

--- ESTATE ---

SECOND 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@sieglecolelaw.com
Secondary E-Mail:
eservice@sieglecolelaw.com
March 8, 15, 2024 24-00396P

--- 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, at 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 following 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.

The West Orange Times carries public notices in Orange County, Florida.

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

SECOND 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
(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

SECOND 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

SECOND 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:

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

SECOND 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:

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

SECOND 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

SECOND 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:

MARK A. HANSON
3458 Paddle Point
Spring Hill, FL 34609
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

SECOND 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.

**SANDRA LEA BROWN F/K/A
SANDRA L. BOHN**
Personal Representative
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

SECOND 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 representatives' attorney are set forth below.

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

All other creditors of 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:

MARK A. HANSON
3458 Paddle Point
Spring Hill, FL 34609
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

SECOND 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.

RINA C. ADAMS

Personal Representative
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

SECOND 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

--- ESTATE ---

SECOND 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 name and address of the Personal Representative is: WILLIAM CLIFFORD MICHAEL SCHEUB 7784 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.

Attorney for Personal Representative: HARRY P. TEICHMAN (FBN 157211) hteichman@taylorenchlaw.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

SECOND 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.

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

SECOND 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.

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

SECOND 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.

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@flprobatedtrustlaw.com Secondary E-Mail: stacey@flprobatedtrustlaw.com March 8, 15, 2024 24-00408P

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. 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: CHARLENE 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 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 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

SECOND 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 particularly 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

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512024CP000225CPAXWS Division 1/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

SECOND 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: daylaweservice@daylawteam.com Secondary E-Mail: daylawprobate@daylawteam.com March 8, 15, 2024 24-00395P

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2024-CP-0268-ES IN RE: ESTATE OF RICHARD JOHN DORSEY a/k/a RICHARD DORSEY Deceased.

The administration of the estate of Richard John Dorsey a/k/a Richard Dorsey, deceased, whose date of death was December 5, 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: Donald Dorsey 11464 Lake Stonebridge Lane Fishers, Indiana 46037 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) 848-1428 E-Mail: ryan@flprobatedtrustlaw.com Secondary E-Mail: stacey@flprobatedtrustlaw.com March 8, 15, 2024 24-00386P

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

--- ACTIONS / SALES ---

SECOND 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 Sparkling Way, Wesley Chapel, FL 33545

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

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

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

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

SECOND 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 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

SECOND 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 Dec-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)
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 FCOI CXE
March 8, 15, 2024 24-00412P

SECOND 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
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 DEROISIER; 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: CRF21003-JMV
Case No.: 2021CA001996CAAXWS
March 8, 15, 2024 24-00404P

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

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.

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) 2023CC001719CCAXES
02-15-2024 10:46 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CC001719CCAXES
02-15-2024 10:46 AM
Deputy Clerk: Haley Joyner
Brian C. Chase, Esq.,
Plaintiff's attorney
3902 N. Marguerite Street,
Tampa, Florida 33603
Feb. 23; Mar. 1, 8, 15, 2024

24-00263P

SECOND 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,
GRANTEES, 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

SECOND 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
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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

that 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@tmplllc.com
By: /s/ Marlon Hyatt, Esq.
Marlon Hyatt, Esq.
FBN: 72009
Our Case #: 22-001249/
2022CA002393CAAXWS/Arvest
March 8, 15, 2024 24-00406P

SECOND 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

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

SECOND 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

SECOND 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 MAUREN CURRAN BELL, PATRICK WILLIAM BELL, JR., COURY 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 liability company; 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, lieners, 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; 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 MAUREN CURRAN BELL, PATRICK WILLIAM BELL, JR., COURY 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; 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 liability company; 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, lieners, 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, lieners, 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, lej@jppfirm.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 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 24-00359P

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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000174TDAXXX
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

SECOND 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

SECOND 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

--- 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. 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
GLENGARRY 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

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. 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

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. 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

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. 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

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. 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

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. 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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00350P

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. 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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00340P

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. 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

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February 20, 2024
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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00352P

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. 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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00338P

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. 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

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February 20, 2024
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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00348P

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. 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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00344P

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. 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

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February 20, 2024
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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00355P

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. 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 ROUNDBUSH
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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00334P

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. 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

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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00341P

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. 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

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Pasco County Clerk & Comptroller
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Deputy Clerk
March 8, 15, 22, 29, 2024

24-00349P

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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

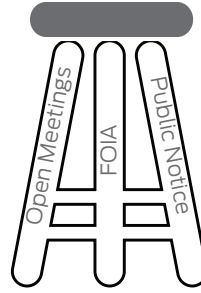
Certificate #: 1905190
Year of Issuance: 06/01/2020
Description of Property:
14-24-17-0010-00000-4700
HIGHLANDS UNRECORDED
PLAT TRACT 470 DESC AS
COM NW COR OF SEC 14 TH
S89DG 23'20"E 2587.83 FT
TH S0DG 26'05"E 1505.94 FT
TH N89DG 23'20"W 590FT
FOR POB TH N89DG 23'20"W
288.48 FT TO PC OF CV RAD
705 FT ARC 96.36 FT CHD
S03DG 28' 39"W 96.29 FT TH
S0DG 26'05"E 345.7 FT TH
S89DG 23'20"E 295 FT TH
N0DG 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 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
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

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

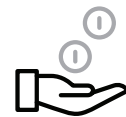


Verifiability



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.

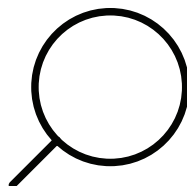


Citizens continue to learn about vital civic matters from newspaper notices.

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

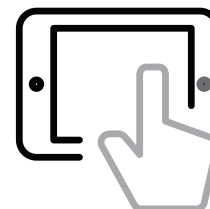
Verifying publication is difficult-to-impossible on the web.

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

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- 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

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