PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on April 4, 2024, at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors. which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

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 the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. 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 or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone commu-

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-742, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

> Kyle Darin District Manager

March 22, 2024

24-00473P

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 Toy Jungle located at 5888 Grand Oro Lane Suite 108 in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of 09, 2027. GEM 2 Corporation

March 22, 2024 24-00470P

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

the undersigned, desiring to engage in business under the Fictitious Name of Acres HQ located at 15985 Preserve Marketplace Blvd Unit #301 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Good Digital Ventures LLC

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 04/11/2024 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.

2MEFM74W61X616180 2001 MERC

March 22, 2024

24-00467P

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 2&2 restaurant, located at 33829 SR 54, in the City of Zephyrhills, County of Pasco, State of FL, 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 of March, 2024 SKCSNT LLC 33829 SR 54 Zephyrhills, FL 33543 24-00483P March 22, 2024

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Swift Shine Solution located at 4195 Pacente Loop, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 13th day of March, 2024. ELEVATION INVESTMENT & HOLDINGS LLC

March 22, 2024 24-00468P



E-mail your Legal Notice legal@businessobserverfl.com

FIRST INSERTION

NOTICE IS HEREBY GIVEN that

Dated this 13th day of March, 2024

March 22, 2024 24-00469P

FIRST INSERTION

NOTICE OF PUBLIC SALE Mikes Auto Towing, Inc gives notice and Intent to sell, for nonpayment/ enforcement FL Statute 713.78 towing & storage fees the following vehicle on 4/8/2024 at 8:30 AM at 15604 County Line Road, Spring Hill, FL 34610 Pasco FL. Said Company reserves the right to accept or reject any and

2014 HYUN VIN# 5NPEB4AC3EH904340 March 22, 2024

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 890445 from EPG-Two Rivers, LLC, 111 S. Armenia Avenue, Suite 201, Tampa, FL, 33609. Application received: 3/14/2024. Proposed activity: Mass Grading. Project name: Two Rivers Parcel E Amenity. Project size: 12.45 acres Location: Section(s) 33, Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 43045690.009.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www. watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 24-00485P

March 22, 2024

FIRST INSERTION

Nick Apartments - ERP Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 879426 from 6655 Fort King Road, Zephyrhills, Florida 33542. Application received: 10/27/2023. Proposed activity: Multi-family. Project name: Nick Apartments. Project size: 10.63 acres. Location: Section 3 Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. March 22, 2024 24-00463P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on April 2, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business

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

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

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

24-00464P March 22, 2024

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on April 2, 2024, at 4:00 p.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph. (321)

263-0132 ("District Manager's Office"), during normal business hours.

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

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

Any person who decides to appeal any decision made by the Board with respect

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

March 22, 2024 24-00465P

statute 713.78.

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. April 15, 2024

CGC Automotive Inc., 21426 Carson Dr., Land O Lakes, Fl 2011 CHEV 1GNSKBE02BR193491 \$6061.68

March 22, 2024 24-00466P

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 04/13/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida

124378N362835 1969 CHEVY FOVCAP19G07 2007 FULL THROTTLE 1FUJGLBG4CSBU9785 2012 FREIGHTLINER 1FUJGLDR9BSBB0327 2011 FRHT 1M5VDVF17X1025021 1999 MTTI 5NPEU46F78H304907 2008 HYUN

JM1BB1415T0309169 1996 MAZD JN1DA31D02T407418 2002 NISS PNYUSC5SA999 1999 PNY

 $March\,22,2024$

FIRST INSERTION

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Lakeshore Ranch Community Development District will hold a Budget Workshop on May 28, 2024, at 6:00 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2024/2025 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this work-

 $\bar{\mathbf{A}}$ copy of the agenda and budgets may be obtained from the District Manager, via email at Patricia@Breezehome.com, Phone (813)565-4663, during normal business hours or from the District's website at www.lakeshoreranch.net.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Patricia Thibault March 22, 2024

24-00484P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-334 IN RE: ESTATE OF DONALD O'LEARY, aka DONALD KEVIN O'LEARY

Deceased. The administration of the estate of DONALD O'LEARY, also known as DONALD KEVIN O'LEARY, deceased, whose date of death was December 12, 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 WITH-IN 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 22, 2024. Signed on this 16th day of February, 3/13/2024.

ANN BARFORD **Personal Representative** 5090 Mapes Mathews Road Burdett, NY 14818

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 22, 29, 2024 24-00461P

FIRST INSERTION

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

File No: 51-2023-CP-2035-WS IN RE: ESTATE OF HARRY HARRIS Deceased.

The administration of the estate of HARRY HARRIS, deceased, whose date of death was October 25, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 22, 2024.

Personal Representative: ROBERT STEVEN HARRIS

1222 La Plaza 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 22, 29, 2024 24-00476P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No: 51-2023-CP-1708-ES IN RE: ESTATE OF ROLAND HANSEL LANE A/K/A ROLAND H. LANE

Deceased.

The administration of the estate of ROLAND HANSEL LANE a/k/a RO-LAND H. LANE, deceased, whose date of death was November 23, 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 WITH-IN 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 SEC-TION 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 22, 2024.

Personal Representative: BRENDA A. LANE 37647 Tucker Rd. Zephyrhills, Florida 33541

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 22, 29, 2024

FIRST INSERTION

24-00480P

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

File No: 512024CP000113CPAXES **Division Probate** IN RE: ESTATE OF CAROLYN ANN MORRIS Deceased.

The administration of the estate of Carolyn Ann Morris, deceased, whose date of death was December 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, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

er 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 WITH-IN 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 22, 2024.

Personal Representative: Paul R. Chaponniere 3217 East Raven Ct

Chandler, Arizona 85286 Attorney for Personal Representative: Robert C Burnette, Attorney Florida Bar Number: 0159614 5710 Gall Boulevard, Suite C Zephyrhills, FL 33542 Telephone: (813) 788-6800

Fax: (813) 322-3588 E-Mail: rcburnettepa@gmail.com Secondary E-Mail: c182fl@gmail.com

24-00479P

March 22, 29, 2024

--- ESTATE ---

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

File No. 24-CP-000316-CPAX-WS **Division: Probate** IN RE: ESTATE OF JASON KRISTOPHER TOKER

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 Jason Kristopher Toker, deceased, File Number 24-CP-000316-CPAX-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev. Florida 34656; that the decedent's date of death was December 8, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Addre Diane C. Toker Address 1742 Mahaffey Circle Lakeland, Florida 33 811 Steven L. Thompson 6112 S. 4000 West Taylorsville, Utah 84129 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. NOT-WITHSTANDING 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 22, 2024.

Person Giving Notice: Diane C. Toker 1742 Mahaffey Circle

Lakeland, Florida 33811 Attorney for Person Giving Notice: Megan R. Hamisevicz E-mail Addresses: megan@cityattomeys.legal, dawn@cityattorneys.legal FloridaBarNo. 1023766 Trask Daigneault, LLP 1001 S. Ft. Harrison Ave, Suite 201 Clearwater, Florida 33756 24-00481P March 22, 29, 2024

FIRST INSERTION

LETTERS OF ADMINISTRATION (Intestate) IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

$FILE\,NO.\,2023CP000398CPAXWS$ IN RE: ESTATE OF ERIC SANTARLASCI Deceased.

TO ALL WHOM IT MAY CONCERN: WHEREAS, ERIC SANTARLASCI, a resident of Pasco County, Florida, died on August 7, 2021, owning assets in the State of Florida, and

WHEREAS, CHRISTINA R. SAN-TARLASCI,, and whose address is 10309 Nicklaus Drive, Trinity, FL 34655, the ex-wife of the Decedent, ERIC SANTARLASCI, has been appointed Personal Representative of the Florida estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate, and shall serve Personal Repreentative of the decedent's estate with out being required to furnish a Bond

NOW, THEREFORE, I, the undersigned Circuit Judge, declare CHRIS-TINA R. SANTARLASCI to be duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of ERIC SANTAR-LASCI, who has furnished the requisite Court Ordered Bond, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets for the estate will permit and the law directs: and to make distribution of the estate according to law. /s/ James Stearns

Circuit Judge James Stearns 2023-CP-000398 8/29/2023 4:07:00 PM

The Honorable James R. Stearns Civil Court Seal State of Florida, County of Pasco Witness my hand and official seal this 18 day of October 2023 Nikki Alvarez-Sowles, Esq., Clerk &

Comptroller By: Tina Cochrane, Deputy Clerk March 22, 29, 2024

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386

d select the appropriate Cour name from the menu option OR E-MAIL: sobserverfl.com Business Observer

FIRST INSERTION

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

PROBATE DIVISION FILE NO. 2023CP000398CPAXWS IN RE: ESTATE OF ERIC SANTARLASCI Deceased.

The Administration of the estate of ERIC SANTARLASCI, deceased, File Number 2023CP000398CPAXWS is pending in the Circuit Court for PASCO COUNTY, FLORIDA, Probate Division, the address of which is:

Robert D. Sumner Judicial Center

38053 Live Oak Avenue Dade City, FL 33523.

The name and address of the personal representative's attorney is set forth

ALL INTEREST PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Publication of this Notice has begun on: March 22, 2024.

Signed on the 17th day of January

/s/ Christina R. Santarlasci CHRISTINA R. SANTARLASCI Petitioner

10309 Nicklaus Drive, Trinity, FL 34655, Attorney for Petitioner Nicola L. Zagarolo & Associates, P.A. 3800 NE Third Avenue Pompano Beach, Florida 33064 Tel: (954) 786-0360 Fax: (954) 786-0331 Email: NZagarolo@aol.com BY: /s/Nicola L. Zagarolo, Esq. Nicola L. Zagarolo Florida Bar # 0966738 March 22, 29, 2024 24-00477P

FIRST INSERTION

PROBATE NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF KING NO. 24-4-01443-5 SEA

In the Matter of the Estate of WILLIAM F. EXLEY, Deceased.

LESLIE A. NEIGHBOR, the Personal Representative (PR), has been appointed as PR of this estate. Any person having a claim against the Decedent that arose before the Decedent's death must, before the time the claim would be barred by any otherwise ap plicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the PR or the PR's attornev(s) at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) 30 days after the PR served or mailed the Notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as oth-erwise provided in RCW 11.40.051 or RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

Date of first publication of Notice to Creditors: March 22, 2024

Name of Personal Representative: LESLIE A. NEIGHBOR

Attorneys for Personal Representative: Douglas L. Phillips, WSBA No. 17278 Aaron D. Phillips, WSBA No. 46691 PHILLIPS ESTATE LAW Address for Mailing or Service: Douglas L. Phillips, Esq. PHILLIPS ESTATE LAW 170 120th Ave NE, Suite E204 Bellevue, Washington 98005 Court of probate proceedings and cause number:

King County Superior Court Cause No. 24-4-01443-5 SEA $Mar.\ 22,\ 29;\ Apr.\ 5,\ 2024$

24-00462P

--- SALES / ACTIONS ---

FIRST INSERTION

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

CASE NO.:

51-2023-CA-003968 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JORGE MELO AKA JORGE I. MELO, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 29, 2024, and entered in Case No. 51-2023-CA-003968 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Carrington Mortgage Services LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Jorge Melo aka Jorge I. Melo, deceased, United States of America Acting through Secretary of Housing and Urban Development, Grand Oaks Association, Inc., Grand Oaks Master Association, Inc., Michael Melo, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the April 23, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 100, GRAND OAKS PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 26, PAGE(S) 137 THROUGH 150,

INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4803 BALSAM DRIVE LAND O LAKES FL 34639

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

who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco

County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less

than seven days.

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

ing transportation services. Dated this 18 day of March, 2024.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. AM - 23-006707 March 22, 29, 2024 24-00482P

FIRST INSERTION

NOTICE OF ACTION

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

2023CA003544CAAXWS NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANINA MARIE RICCIARDI A/K/A JANINA RICCIARDI, ET AL., DEFENDANT(S).

TO: Unknown Spouse of Janina Marie Ricciardi A/K/ A Janina Ricciardi Last Known Address: 2331 Evans Road #B, Clearwater, FL 33763 Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Janina Marie (Global)

Last Known Address: 2331 Evans Road #B, Clearwater, FL 33763

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 632, REGENCY PARK, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12. PAGES 50 AND 51, 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 22ND, 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 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 15, 2024 NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003544CAAXWS 03-15-2024 03:34 PM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC

Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 March 22, 29, 2024 24-00475P

FIRST INSERTION

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

CIVIL DIVISION CASE NO. 2023CA004428CAAXES CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF SAMUEL MCCULLOUGH, JR., DECEASED: RONA D. MCCULLOUGH A/K/A RONA ELAINE MCCULLOUGH; SAMUEL MCCULLOUGH. III; SHADRICK KENYATTA MCCULLOUGH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY

UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY.

Defendant(s) To the following Defendant(s):

ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAMUEL MCCULLOUGH, JR., DECEASED (LAST KNOWN ADDRESS) 2733 GLENVIEW DRIVE

LAND O'LAKES, FLORIDA 34649 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 95, LAKE PADGETT SOUTH UNIT ONE, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 2733 GLENVIEW DRIVE,

LAND O'LAKES, FLORIDA 34639

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before APRIL 22ND, 2024, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OB-SERVER 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 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)

847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this March 15, 2024

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004428CAAXES 03-15-2024 03:36 PM Deputy Clerk: Haley Joyner

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 23-01278 CLNK March 22, 29, 2024 24-00474P

FIRST INSERTION

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

OF HOUSING AND URBAN

DEVELOPMENT; MICROF LLC

A/K/A MICROF; FIDELITY BANK;

Case No.: 2023-CA-004276 WILLIAM FUNK

GEORGE FUNK, and BAYWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Final Judgment of Foreclosure dated March 8, 2024 and entered in 2023-CA-004276 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein William Funk is the Plaintiff and George Funk, and Baywood Meadows Condominium Association, Inc., are defendants. Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court in and for Pasco County Florida will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 o'clock A.M. on the 10th day of April, 2024 the following described property as set forth

in said Order of Final Judgment, to wit: Unit G, Building 7152, of BAY-WOOD MEADOWS, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1211, Page 792, as amended from time to time, of the Public Records of Pasco County, Florida.

Property address: 12065 Proc-

tor Loop 7, New Port Richey, FL

34654

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have, no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the American With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within sever (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199 via Florida Relay Serviced AMR Law Firm, P.A.

24-00459P

Counsel for Plaintiff PO. Box 340180 Tampa, FL 33694 Tel.: 813-416-7541; Fax: 813-280-6180 angela@amrlawfirm.com By: s/Angela M. Reimer Florida Bar No. 173436 March 22, 29, 2024

FIRST INSERTION

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

 $\begin{array}{c} \text{CASE NO. 2023-CA-003539} \\ \text{MCLP ASSET COMPANY, INC.} \,, \end{array}$ Plaintiff, vs. ALYSSA LYNN JORDAN AKA ALYSSA L. JORDAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 05, 2024, and entered in 2023-CA-003539 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and ALYSSA LYNN JORDAN AKA ALYSSA L. JORDAN; CHRISTOPHER T. JORDAN 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 08, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 133, OAK CREEK PHASE ONE. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 40 THROUGH 52, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6939 RUNNER

OAK DRIVE, WESLEY CHAPEL, FL 33545

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.

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 23-094378 - NaC 24-00460P March 22, 29, 2024

Dated this 13 day of March, 2024.

--- PUBLIC SALES ---

FIRST INSERTION

DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Dupree Lakes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four additional annual renewals. The District is a local unit of specialpurpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gmstampa.com. Proposals must be received by 5:00 p.m. on Friday, April 5, 2024. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager Dupree Lakes Community Development District

Jason Greenwood, District Manager 24-00486P March 22, 2024

--- ESTATE ---

FIRST INSERTION

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

Case No.: 2023CP001946CPAXWS IN RE: ESTATE OF PETER MICHAEL EICKHORST, Deceased.

The administration of the estate of Peter Michael Eickhorst, deceased, whose date of death was April 18, 2023; is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The name 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 the court ON OR BE-FORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 must file their claims with this court WITHIN THREE (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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: March 22, 2024.

Personal Representative: Rita Close

Address: 11710 Bittersweet Lane. Whitmore Lake, MI 48189 Attorney for Personal Representative: Donald A. Golden, Esquire Florida Bar No. 0279757 Donald A. Golden, P.A. 11755 S.W. 62nd Avenue Miami, Florida 33156 Telephone: (305) 667-2844 Email: goldmiami@gmail.com March 22, 29, 2024 24-00489P

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 000396

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3, Plaintiff, VS. ELIZABETH A. BERRY N/K/A ELIZABETH BERRY; et al.,

Defendant(s). TO: Unknown tenant#1 Last Known Residence: 5500 Leeward Lane New Port Richey, FL 34652

TO: Unknown tenant #2 Last Known Residence: 5500 Leeward Lane New Port Richey, FL 34652

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

LOT 18, FLOR-A-MAR SEC-TION 11-G, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 9, PAGE 99, OF THE PUBLIC RE-CORDS 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 22nd, 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 or-der 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 20th 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

122 1-47418 Ref# 7275 March 22, 29, 2024

--- SALES ---FIRST INSERTION

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

Case No. 51-2022-CA-002253-ES CROSSCOUNTRY MORTGAGE, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF DAVID R.
BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; CAROLYN L. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; BRIAN Z. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED, LAKE DOROTHEA GROVE HOMEOWNERS ASSOCIATION, INC.; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF CAROLYN L. BEADLES; UNKNOWN SPOUSE OF BRIAN Z. BEADLES, AND UNKNOWN

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 11, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County,

TENANTS/OWNERS,

Florida described as: LOT 40, LAKE DOROTHEA GROVE PLAT NO. 2, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 8327

JACQUELINE CT, ZEPHYRHILLS, FL 33541; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 25, 2024 at 11:00 A.M..

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

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 noti-fication if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this March 19, 2024 By /s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 320250/2218145/CMP 24-00488P March 22, 29, 2024



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



SUBSECUENT INSERTIONS

-- ESTATE ---

lamore Dr.

\$742,000

Wesley Chapel, FL 33545

Capital One 360 Checking

SECOND 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/AArthur Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Son N/A Charleen Handy 7147 Talamore Dr. Wesley Chapel, FL 33545 Daughter 2019

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

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

6. The nature and approximate value of the assets in this estate are: NATURE OF ASSETS APPROXI-MATE VALUE REAL PROPERTY

4. Venue of this proceeding is in this Ameritrade \$Unknown Fidelity -HAS \$Unknown Lending Club XX:XXXX8533 \$Unknown Tech CU Bank XXX5461 \$Unknown Coinbase \$Unknown Binance XXX:X6843 \$Unknown Morgan Stanley \$Unknown Exempt Homestead Property 714 7 Ta-

Account No.: X:XXXXXX4869 \$4,449,85 eTrade-shoshki XXXXX:5849 \$Unknown eTrade -Individual Brokerage XXXXX2268 \$Unknown Saving Account XXXXX8060

7. This estate will not be required to

file a federal estate tax return.

8. After the exercise of reasonable diligence, petitioners are unaware of any unrevoked wills or codicils of de-

9. Domiciliary or principal probate proceedings are not known to be pending in another state or country.

Petitioners request that RHEA HANDY be appointed personal representatives of the estate of the decedent.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 26 day of February,

RHEA HANDY, Petitioner 7147 Talamore Drive Wesley Chapel, FL 33545 510-289-2541

rheaigarahandy@gmail.com Law Office of Matthew J. Jowanna, PA /s/Christine Behrman de Colindres Christine Behrman de Colindres, Esq. Florida Bar License #1024659 2521 Windguard Circle, Suite 101 & 102 Wesley Chapel, Florida 33544 Telephone Number: 813-929-7300 E-Mail: service@jowanna.com March 15, 22, 2024

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legal@businessobserverfl.c Email

--- ESTATE ---

SECOND 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS March 15,

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

--- PUBLIC SALES ---

SECOND 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:

1982 Mobile 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 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 24-00450P March 15, 22, 2024

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

SECOND 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 attornev 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 WITH-IN 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 SECOND 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

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

OR DEMANDS AGAINST THE

ABOVE ESTATE:

such order are: NAME ADDRESS Nancy Michelle Pulliam 3351 Ocio Stret

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 PE-RIODS 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

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 24-00424P March 15, 22, 2024

SECOND 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 WITH-IN 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.comFlorida Bar No. 0878529 P.O. Box 48856 Tampa FL 33646(address) Telephone: 813 -274-4994 March 15, 22, 2024 24-00447P

SECOND 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 WITH-IN 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

SECOND 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 WITH-IN 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

24-00448P

March 15, 22, 2024

--- **SALES** ---

SECOND INSERTION

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

CASE NO. 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; SANDING II. ANDERSON;
STEPHANIE L. ANDERSON;
JAMES DOUGLAS, JR.; MICHAEL
HAMMILL; ANGELA LOVE;
DOUGLAS, JR.; OCHONY KEYSTONE PARK COLONY HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ASSOCIATION, 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 EASE-MENT 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 UN-RECORDED PLAT. TOGETHER WITH:

CONTAINER MO-BILE HOME WITH VIN#338954N7304A AND TI-TLE #46616582 CONTAINER 1988 MO-BILE WITH HOME VIN#338954N7304B AND TI-

TLE #50877519 Property Address: 1735 CAR-ROLLTON 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,

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

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.

SECOND INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 SECOND INSERTION

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

FILE NO: 24-CP-0306 IN RE: ESTATE OF WILLIAM PAUL COTNEY, Deceased.

The administration of the Estate of William Paul Cotney, deceased, whose date of death was 2/7/2024, Case Number 24-CP-0306, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE 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 SO FILED 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 the 15 day of March, 2024. Personal Representative: Margie M Cain,

14234 Van Ct, Spring Hill, Fl 34610 Attorney for Personal Representative RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com

24-00419P

March 15, 22, 2024

SECOND 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 Mat-

thew 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

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

Secondary Email: filings@faehner.com

24-00420P

Email: michael@faehner.com

March 15, 22, 2024

--- ESTATE ---

SECOND 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. VANGSNESS, Deceased.

The administration of the estate of Paul F. Vangsness, 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 WITH-IN 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 SEC-TION 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. Vangsness Mark A. Vangsness, 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 24-00421P March 15, 22, 2024

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIMS 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

SECOND 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

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 WITH-IN 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 SEC-TION 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: jrivera@hnh-law.com March 15, 22, 2024 24-00422P SECOND 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 WITH-IN 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 SEC-TION 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, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com March 15, 22, 2024 24-00423P SECOND 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 WITH-IN 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 SEC-TION 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 the 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@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 March 15, 22, 2024

24-00425P

SECOND 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 oth-

er 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 WITH-IN 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

SECOND 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 oth-

er 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 WITH-IN 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 SEC-TION 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 $\hbox{E-Mail: amanda@singletonlegal.com}$ March 15, 22, 2024 24-00428P

SECOND 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, Prohate 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: 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

DATE OF DEATH IS BARRED.

Person Giving Notice: ERIN KWIATKOWSKI $6955~\mathrm{Abbott}~\mathrm{Rd}.$

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

SECOND 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

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

SECOND 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

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

The date of the 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 34655Attorney 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

Secondary E-Mail: Team@awslaw.org

24-00442P

E-Mail: Kellym@awslaw.org

March 15, 22, 2024

SECOND 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 EL-LEN 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 WITH-IN 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 SEC-TION 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

24-00446P

March 15, 22, 2024

SECOND 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 PAS-CO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL34654. 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 claims with this court ON OR BE-FORE 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 NO-

TICE 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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

24-00444P

March 15, 22, 2024

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH HIDICIAL 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 CHRISTO-PHER 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 fore-

YOU ARE HERERY NOTIFIED that an action to foreclose a mortgage on the

following property: LOTS 1, 2, 3 AND 4, AND THAT PART OF VACATED ALLEY LY-ING NORTH OF AND ADJA-CENT TO SAID LOTS AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJA-CENT TO LOTS 1,2,3,4 AND THE EXTENSION OF LOT 1, PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 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 RE-CORDS 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 $(SEAL)\ 2024 CA000047 CAAXES$ 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 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-168215

March 15, 22, 2024 24-00415P

SECOND 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 LENONOR HERNANDZ ARZOLA;

et al.. Defendant(s).

TO: Leonor Hernandez A/K/A Leonor Hernandz Arzola Last Known Residence: 7140 Parrot Dr.

Port Richey, FL 34668 TO: Unknown Spouse of Leonor Hernandez A/K/A Leonor Hernandz 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 THERE-OF, 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

SECOND 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 BERNA-ACCORDING TO THE PLAT THROUGH 117, OF THE PUB-DR, ZEPHYRHILLS, FL 33541-

DETTE GARDENS, PHASE I, THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 113 LIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 35035 DOLPHIN LAKE

St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000009332 at public sale, to the highest and best

bidder, for cash, online at www.pasco. realforeclose.com ginning 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 Richev, 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: efiling@exllegal.com 12425 28th Street North Suite 200

March 15, 22, 2024

24-00438P

SECOND 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-WS U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. MARK J. WEIMER, et al., Defendants.

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 THERE-OF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL 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 BUSI-NESS OBSERVER) and file the origi-

nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

March 15, 22, 2024 24-00435P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE $6\mathrm{TH}\,\mathrm{JUDICIAL}\,\mathrm{CIRCUIT},$ 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, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED 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, COR-AL 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 BUSI-NESS 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

24-00434P March 15, 22, 2024

SECOND 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 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@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

24-00437P

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

--- ESTATE ---

SECOND 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 PROGAŔ

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 Representa-

tive'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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or de-

mands against Decedent's Estate must file their claims with this Court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

PAIGE PROGAR Personal Representative 6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202 Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar No. 1015218 Najmy Thompson, PL 6320 Venture Drive, Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: carias@najmythompson.com

Secondary Email: asamusko@najmythompson.com March 15, 22, 2024

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA

IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

 ${\bf CASE\ NO.\ 2020CA000774CAAXWS}$ MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. EVERETT HOUGHTALEN, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore-closure entered February 22, 2024 in Civil Case No. 2020CA000774CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein MORTGAGE ASSETS MANAGE-MENT, 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 RE-CORDED IN PLAT BOOK 10. AT PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUN-TY, 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

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 SECOND 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, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BONITA JENSEN A/K/A BONITA L. JENSEN A/K/ABONNIE 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 Devisees 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

2023XX000190TDAXXX

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

GULF SIDE ESTATES PB 6 PGS 63-63A THE WEST 1/2 OF

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000198TDAXXX

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

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

All of said property being in the County

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,

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000175TDAXXX

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

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Certificate #: 1609090

Name(s) in which assessed:

AGENT

MARK MULE

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

BAY AREA PROPERTY GROUP

MATT MULE PA REGISTERED

All of said property being in the County

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00356P

on April 11, 2024 at 10:00 am.

February 20, 2024

 $March\ 8, 15, 22, 29, 2024$

Year of Issuance: 06/01/2020

NOTICE IS HEREBY GIVEN,

Year of Issuance: 06/01/2016

Description of Property: 22-24-16-0020-00B00-0270

NOTICE IS HEREBY GIVEN.

assessed are as follows:

LOT 29 BLOCK B

assessed are as follows:

Certificate #: 1901957

Description of Property:

Name(s) in which assessed:

of Pasco, State of Florida

EDWARD S STRAUGHN

DEBORAH L STRAUGHN

2632

Certificate #: 1507022

--- SALES / ACTIONS ---

SECOND 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,**

KYLA KNETTEL; CAROL A. KING, ET AL.

Defendants

Plaintiff, vs.

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

Additional Address: 7325 SAN MIGUEL DRIVE, PORT RICHEY, FL

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1511-A, EMBASSY HILLS

UNIT FOURTEEN, ACCORD-ING 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.

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 re $quests.\ Persons\ with\ disabilities\ needing$ 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

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004967CAAXWS 03-13-2024 10:36 AM Deputy Clerk: Haley Joyner

PHH18647-23/cam 24-00456P

SECOND 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.

UNKNOWN TENANTS/ OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS 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 SUG-AR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

commonly known as 12248 RIDGE-DALE 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 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 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

NOTICE OF ACTION -CONSTRUCTIVE SERVICE address is 2001 NW 64th St, Suite 130, 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 CarsonĐ'owĐ 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

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,

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

SECOND INSERTION Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on March 13th, 2024.

Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

File# 23-F02252 24-00455P March 15, 22, 2024

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

SIXTH HIDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

2023CA004923CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

JACQUELINE SILVA RIVERA, ET

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 1/4of 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 Re-

cords 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

transportation services.

this Court this March 11, 2024.

03-11-2024 04:08 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff

Coral Springs, FL 33071 24-00449P March 15, 22, 2024

SECOND INSERTION

CIVIL DIVISION CASE NO.:

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

> NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) 2023CA004923CAAXES

2023CA004923CAAXES 03-11-2024 04:08 PM

210 N. University Drive, Suite 900

WITNESS my hand and the seal of

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

--- TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000178TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1901506 Year of Issuance: 06/01/2020

Description of Property: 01-26-21-0070-00R00-1810 COUNTRY AIRE VILLAGE OR 1463 PGS 789-819 BLOCK R UNIT 181 AKA UNIT R181 & COMMON

ELEMENTS Name(s) in which assessed:

KYLE THOMAS FLEMING JOHN S FLEMING All of said property being in the County

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

February 20, 2024

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

March 8, 15, 22, 29, 2024

24-00339P

THIRD 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 $1\ PB\ 4\ PGS\ 72\mbox{-}73\ LOTS\ 75\ \&\ 76\ BLOCK\ J\ OR\ 7057\ PG\ 1950\ OR$ 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



SAVE TIME EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County Pinellas County • Pasco County • Polk County • Lee County **Collier County • Orange County**

legal@businessobserverfl.com



Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000186TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1900817 Year of Issuance: 06/01/2020 Description of Property:

27-24-21-0240-00500-0110 LIBERTY ADDN PB 2 PG 72 LOTS 11 & 12 BLOCK 5 OR 4006 PG 79

Name(s) in which assessed: GARY GRAY

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

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

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

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

THIRD INSERTION

PASCO COUNTY

Notice of Application for Tax Deed

--- TAX DEEDS ---

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 essed are as follows:

Certificate #: 1904062 Year of Issuance: 06/01/2020 Description of Property:

09-24-18-0030-00000-0130 HIGHLAND MEADOWS UNIT 2 PB 12 PGS 101-102 LOT 13 OR 7278 PG 1481

Name(s) in which assessed: LEE MICHIE

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

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

February 20, 2024 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

March 8, 15, 22, 29, 2024

24-00352P

THIRD 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 essed are as follows:

Certificate #: 1504386 Year of Issuance: 06/01/2016 Description of Property:

14-24-18-0030-00E00-0120 KANAWHA VILLAGE PB 3 PG 136 & PB 5 PG 1 LOT 12 BLOCK E OR 7597 PG 1849 Name(s) in which assessed:

TRINITY ASSOC INC

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

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

February 20, 2024 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000180TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1908601 Year of Issuance: 06/01/2020

Description of Property: 15-25-16-075A-00000-9320 JASMINE LAKES UNIT 6D PB 11 PG 44 LOT 932 OR 9753 PG

1797 Name(s) in which assessed: ELIZABETH GULSARAN

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024

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

Deputy Clerk

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

THIRD INSERTION

Notice of Application for Tax $\overline{\text{Deed}}$ 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

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000185TDAXXX

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

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 No6DG

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

TERESA MALKE AND PATRICE

THE MULTI PROP LAND TRUST

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00346P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

PITTMAN AS CO TRUSTEES

Name(s) in which assessed: MULTI PROP LAND TRUST

T MALKE TRUSTEE

DATE JUNE 13 2013

of Pasco, State of Florida

P PITTMAN TRUSTEE

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

8897 PG 1671

Certificate #: 1504687 Year of Issuance: 06/01/2016

THIRD 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

 $\mbox{Name}(s)$ in which assessed: PASCO HEIGHTS DEVELOPMENT

LEE ARNOLD DEVELOPMENT CORPORATION LEE E ARNOLD JR REGISTERED

AGENT All of said property being in the County

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

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

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

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000179TDAXXX

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

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' $50^{\circ}\text{E}\ 331.16$

FT TH SOODG 46' 50"W 125 0

FT TO POB SUBJECT TO AN

EASEMENT OVER & ACROSS

THE EAST 25 FT THEREOF

FOR UTILITIES & INGRESS &

ESTATE OF DOLORES ROARK

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00340P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

EGRESS OR 1198 PG 156

Name(s) in which assessed:

DOLORES ROARK

CODY ROARK

KYLE JONES

DECEASED

LUCAS ROARK

of Pasco, State of Florida

Year of Issuance: 06/01/2020

Description of Property: 05-25-18-0020-00000-2000

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1904346

24-00350P

THIRD 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 ssessed are as follows:

Certificate #: 1902329 Year of Issuance: 06/01/2020

Description of Property: 19-26-21-0010-03400-0010 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 WEST 100 FT OF EAST 500 FT OF NORTH 218 FT OF TRACT 34 LESS A 10.00 FT WIDE EASEMENT ALG THE SOUTH LINE THEREOF OR 4188 PG 221

Name(s) in which assessed: VINCENT MCELROY REGISTERED AGENT

VINCE MCELROY ENTERPRISE All of said property being in the County

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

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

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

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000187TDAXXX

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

Year of Issuance: 06/01/2020

17-26-21-0010-08800-0110 ZEPHYRHILLS COLO

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

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00348P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

Name(s) in which assessed:

VIDA MAE HUNT

of Pasco, State of Florida

NOTICE IS HEREBY GIVEN,

sessed are as follows:

Description of Property:

Certificate #: 1902283

24-00338P

COLONY

THIRD 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 NOODG 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 $3447\ \mathrm{PG}\ 666\ \mathrm{OR}\ 9300\ \mathrm{PG}\ 616$

Name(s) in which assessed: ARCHIE JUNIOR HEMMINGWAY All of said property being in the County of Pasco, State of Florida

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

February 20, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk

March 8, 15, 22, 29, 2024

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000172TDAXXX

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

Year of Issuance: 06/01/2017

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

WILBER DEW TRUSTEE

RALPH P ROUDNBUSH

MILTON P LOCKHART IRENE V LOCKHART

JAMES H CHIVALL

GRACE M CHIVALL

LINDA M SHANO

of Pasco, State of Florida

TRUSTEE

TRUSTEE

29, 2003

ANTHONY M SEANO

PATSY L DEW DECEASED

WILBUR ISAAC DEW DECEASED

DEW TRUST DATED JANUARY

All of said property being in the County

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00334P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

5231 PG 605 Name(s) in which assessed:

C A HARDWICK GERALDINE E HARDWICK

DEW TR

Certificate #: 1610680

24-00355F

Notice of Application for Tax Deed 2023XX000188TDAXXX NOTICE IS HEREBY GIVEN.

THIRD INSERTION

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: 06/01/2020Description of Property:

18-26-16-0350-18080-00H0 GARDENS BEACON SQUARE COND PB 9 PG 154 APT H BLDG 1808 & COMMON ELEMENTS

Name(s) in which assessed: JUNE 2021 LAND TRUST RAZORBACK CAPITAL LLC AS TRUSTEE SCOTT HUNDLEY REGISTERED AGENT

RAZORBACK CAPITAL LLC All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am. February 20, 2024

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

March 8, 15, 22, 29, 2024 24-00349P

THIRD 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: 06/01/2020Description 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 NoDG 26'05"W 441.88 FT TO POB LESS WLY & SLY 25 FT FOR RD R/W AND ALSO LESS FOLLOWING: COM AT NW COR OF SECTH 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

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

March 8, 15, 22, 29, 2024 24-00353P

Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000193TDAXXX

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

Certificate #: 1910762 Year of Issuance: 06/01/2020 Description of Property:

17-26-16-0550-00000-0290

RICHARD THOMAS

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

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

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

 $March\ 8,15,22,29,2024$

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000173TDAXXX

That SHEILA PRIESTLEY, the holder

Certificate #: 1905963 Year of Issuance: 06/01/2020 Description of Property:

Name(s) in which assessed: JOSEPH M BYRNE All of said property being in the County

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

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

 $March\ 8,15,22,29,2024$ 24-00335P

THIRD INSERTION

certificate for a tax deed to be issued property, and the names in which it was

Certificate #: 1504847 Year of Issuance: 06/01/2016

Description of Property: 15-26-18-0000-00400-0082 COM AT NW COR OF NE1/4 OF NE1/4 SEC 15 TH S89DG41'E 200FT FOR POB TH S89 DG41'E 595.45FT TH S34DG00'30" W 132.20FT TH N89DG41'W 521.69 FT NooDGo6'E 110FT TO POB LESS COM NW COR NE1/4 OF NE1/4 TH S84DG 41' 00"E 350.56 FT FOR POB TH CONT S89DG 41' 00"E 444.89 FT TH S34DG 00' 30"W 132.2 FT TH N89DG 41' 00"W 371.14 FT TH N00DG 06' 00"E 110 FT TO POB;SUBJ TO EASE OVER S 10FT THEREOF & SUBJ TO EASE TO WEST COAST REGIONAL WATER SUPPLY PER 3226/1539; TOGETHER W/EASE 10FT EITHER SIDE OF LINE DESC AS COM795.45 FT E OF NW COR NE1/4 OF NE1/4 TH S34DG00'30"W132.2FT TH N89D 41'W521.69FT TO TERMINUS OF LINE & 10FT EITHER SIDE LINE DESC:COM 795.45FT E OF NW COR NE1/4 OF NE1/4 TH S34D0'30"W 132.2FT FOR POB TH S34D0'30"W 484.45F TH S40D13'W524.5FT TH S34D37'W199.5 FT TO W LINE OF NE1/4 OF NE1/4 & POINT TERMIN OR 890 PG 339 OR

6207 PG 1676

ESTATE OF JOHN F HODGES DECEASED

Unless such certificate shall be redeemed according to the law, the

online at http://pasco.realtaxdeed.com, on April 11, 2024 at 10:00 am.

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

March 8, 15, 22, 29, 2024

Deputy Clerk 24-00345P

SUNSHINE PARK PB 9 PG 143 Name(s) in which assessed:

February 20, 2024

Deputy Clerk

24-00354P

NOTICE IS HEREBY GIVEN,

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 sessed are as follows:

15-25-17-0060-07500-0090 BLK 75 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 9 & 10

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

on April 11, 2024 at 10:00 am. February 20, 2024

Deputy Clerk

Notice of Application for Tax Deed 2023XX000184TDAXXX NOTICE IS HEREBY GIVEN,

That RAJENDRA INC, the holder of the following certificates has filed said thereon. The certificate number and year of issuance, the description of

assessed are as follows:

Name(s) in which assessed: JOHN M HODGES

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

property described in such certificate shall be sold to the highest bidder February 20, 2024