

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/15/2024 at 11:00 the following vehicle may be sold at public sale for storage charges pursuant to TL-28 Section 83.805-83.806 1996 Holiday Rambler Trailer Coach 10843270009023775 Title: 383C2050132 Michigan Tag: D148319 Registered Owner MARC DONALD CHRISTY Sale to be held at Port Hudson Marina LLC/Storage Lot 14333 Crabtrap Ct. Hudson Fl. 34667 all sales are subject to storage fees, late fee, admin fee,recovery charges vehicle may be released prior to the Sale. Port Hudson Marina LLC reserves the right to bid/ reject any bid

Mar. 29; Apr. 5, 2024 24-00520P

FIRST INSERTION

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

CASE NO.: 51-2021-CP-001179 IN RE: ESTATE OF GIOVANNI COCO a/k/a JOHN COCO, Deceased.

PROBATE DIVISION

The administration of the estate of Giovanni Coco a/k/a John Coco, deceased, whose date of death was July 4, 2021, 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, 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 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 29, 2024

Personal Representative: /s/ Helen Coco Helen Coco

6805 Arroyo Drive, New Port Richey, Florida 34652 Attorney for Personal Representative: /s/ Rodolfo Mayor Rodolfo Mayor, Esq.

Attorney Florida Bar Number: 111647 Di Pietro Partners, PLLC 901 E. Las Olas Blvd.

Suite 202 Fort Lauderdale, FL 33301 Telephone: (954) 712-3070 Fax: (954) 337-3824

 $\hbox{E-Mail: service@ddpalaw.com}$ Secondary E-Mail:

law.com Mar. 29; Apr. 5, 2024 24-00508P

OFFICIAL COURTHOUSE **WEBSITES**



manateeclerk.com

Q Done Done

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

my**orange**clerk.com

E-mail your Legal Notice legal@businessobserverfl.com

FIRST INSERTION

AMENDED SEVEN DAY NOTICE PURSUANT TO FLA. STAT.§723.061(1)C WITH RIGHT TO CURE (AMENDED AS TO SCRIVENER'S ERROR IN ADDRESS) SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC SUNSHINE LAKE ESTATES

 $6530\,ACCENT\,LANE$

NEW PORT RICHEY, FLORIDA 34653 CERTIFIED MAIL - RETURN RECEIPT REQUESTED

#9589-0710-5270-0136-5659-37 AND BY POSTING

DATE: March 22, 2024 DEBORAH SEDDON AND ANY UNKNOWN PARTIES IN POSSESSION OF:

ADDRESS: 7412 Demure Lane, New Port Richey, FL 34653 Lot 153, Sunshine Lake Estates

Notice of Violation of Sunshine Lake Estates Rules and Regulations

YOU ARE HEREBY NOTIFIED that pursuant to Florida Statute §723.061(c), you are in violation of Sunshine Lake Estates Rules and Regulation pertaining to:
YOUR APPROVED EMOTIONAL SUPPORT ANIMAL. Even though your animal is approved, your conduct is a

curable violation of the rules as stated below. Your conduct is a violation of Sunshine Lake Estates Rules and Regulations, Rule 11, which pertains to Pets. Rule 11 states in relevant part:

Leashes: Pets must be kept inside the home or on a leash with the resident at all times. While the pet is outside, resident shall be responsible for any clean-up needed. Pets are not permitted to run loose or to damage other resident's lawns or shrubs.

If the Park Manager finds the conduct of a pet to be dangerous or bothersome to other residents, its registration will be terminated and the pet must be removed.

Cancellation of Pet Privileges: Should pet management become a problem in the Park, the Park Manager reserves the right to refuse admission to all further new and/or replacement pets.

Your actions, which are in violation of Rule Number 13 (and also embodied in Florida Statutes §§723.023 and 723.061(c)1), Section 4-2 of the City of New Port Richey Code of Ordinances which adopts Section 14-97 of the Pasco County Code of Ordinances, prohibits dogs running at large, is conduct which affects the quiet enjoyment of the park and its residents, consisting of allowing your dog to run at large (unleashed), outside your home and the failure to pick up your dog's feces from the lawn of your lot and neighboring lot(s). Your actions required to correct the non-compliance with Rule Number 11 and the associated ordinances are: within seven (7) days, to cease allowing your dog to run at large, and to pick up your dog's feces from the ground outside your

home. The date of violations are March 1-7,2024.

Pursuant to Florida Statute §723.061, DEMAND IS HEREBY MADE that you remedy the stated violations within seven (7) days of receipt of this Notice by CEASE LEAVING YOUR DOG'S FECES ON THE GROUND OUTSIDE YOUR HOME; CEASE ALLOWING YOUR DOG TO ROAM, WANDER OR RUN AT LARGE (OUTSIDE YOUR HOME). You have seven days to comply with this demand. If you fail to correct the non-compliance after seven days, your lease shall be terminated pursuant to Fla. Stat. §723.061(c)2 and you shall vacate the premises upon such termination. Sunshine Lake Estates hereby puts you on notice that if this same conduct continues or is repeated within twelve (12) months, which means that if you allow your dog to run in Sunshine Lake Estates at large within twelve months, leave your dog's feces on the ground again within twelve months, your tenancy is subject to termination without you being given an opportunity to cure the violation. Above is the statutory language which Sunshine Lake Estates provides to compel you to comply with these rules, and if you fail to heed this demand, BY LETTING YOUR DOG TO BE OUT OF DOORS UNLEASHED AND TO FAIL AND/TO PICK UP YOUR DOG'S FECES, within twelve-months of this notice, Sunshine Lake Estates will take the action above to terminate your right to reside in Sunshine Lake Estates. Termination of your right to reside in Sunshine Lake Estates means that Sunshine Lake Estates will evict you. All residents are obligated to follow these rules.

PLEASE GOVERN YOURSELF ACCORDINGLY.

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC Mary Clark, COMMUNITY MANAGER

Additional service by posting a copy at residence By: Community Representative Date of Posting: Certified Mail by: Law Office of William C. Price, III, P.A. 522 12th Street West Bradenton, FL 34205

(941)-747-8001 Mar. 29; Apr. 5, 2024

FIRST INSERTION

Affordable Secure Storage - Hudson **Public Notice** Notice of Sale

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

A08: Paul Nev A 17: Paul Ney C15 : Paul Ney IO8: Jennifer St. Pierre I09: Steve Gibson J03 : Jason Jones N10 : Angel Brudnicki S12: Angel Brudnicki

SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON April 13th, 2024 AT OR AFTER: 11:00 AM.EST. 24-00513P Mar. 29; Apr. 5, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates be low 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 29, 2024

D Watson Service Inc.. 14222 State Rd. 54, Odessa, Fl 2011 FRHT 1FVACWDT8BDBC6642 \$813.06 7010 Ridge Road, Port Richey, Fl

2019 DODG 2C4RDGBG6KR586288

March 29, 2024 24-00519P

FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is

March 29, 2024

NOTICE OF PUBLIC SALE:

given that on 04/17/2024 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. 1FTJX35M9PKB22206 1993 FORD 2807.21 CPL2293305462 1971 GRUMMAN 3509.12 Lienor Name: JERRY'S AUTO BODY SOLUTIONS CORP Lienor Address: 3465 NEW RIVER ROAD, WESLEY CHAPEL, FL 33543 Lienor Telephone #: 813-697-1791 MV License #: MV-111556 Location of Vehicles: 3465 NEW RIVER ROAD WESLEY CHAPEL, FL

24-00496P

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

auto connect inc located at 2142 sug-

arbush dr in the City of holiday, Pasco

County, FL 34690 intends to register

the said name with the Division of Cor-

porations of the Department of State,

Dated this 22nd day of March, 2024.

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

The Harlow located at 5101 Bruce B

Downs Blvd. in the City of Wesley Cha-

pel, Pasco County, FL 33544 intends to

register the said name with the Division

of Corporations of the Department of

Dated this 20th day of March, 2024.

State, Tallahassee, Florida.

March 29, 2024

BBD Multifamily Owner LLC

24-00499P

24-00498P

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 INeedHelpBY, located at 1615 Maximilian dr, in the City of Wesley Chapel, 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 22 of March, 2024. INHB CORPORATION 1615 Maximilian dr Wesley Chapel, FL 33543 March 29, 2024 24-00500P

FIRST INSERTION

Notice of Public Meeting of the Board of Supervisors of Mirada Community Development District

The Board of Supervisors (the "Board") of the Mirada Community Development District (the "District") held an emergency meeting on Monday, March 25, 2024 at 9:00 a.m. at the Residence Inn by Marriott, Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Parkway, Lutz, Florida 33558 to consider the Report of the District Engineer, Amended Master Methodology Report, preliminary debt assessments, and set a public hearing relating to the Assessment Area Three Project.

Heather Dillev District Manager March 29, 2024

. Tallahassee, Florida

michael sheaffer

March 29, 2024

FIRST INSERTION

24-00502P

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 Therapy on the Go 123, located at 26733 Juniper bay dr, in the City of Wesley Chapel, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of March, 2024 THERAPY ON THE GO 123 LLC 26733 Juniper bay dr Wesley Chapel, FL 33544 March 29, 2024

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 04/15/2024 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.

2FAFP71W07X121551 2007 FORD

March 29, 2024 24-00497P

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001598CPAXWS IN RE: ESTATE OF SHIRLEY MCMILLAN Deceased.

The administration of the estate of SHIRLEY MCMILLAN, deceased, whose date of death was May 15, 2023, is pending in the Circuit Court for PAS-CO 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 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 29, 2024 Personal Representative: James McMillan

6706 Waldorf Court New Port Richey, Florida 34655 Attorney for Personal Representative: Dale Brewster, Esquire

Attorney Florida Bar Number: 0082211 948 Cypress Village Blvd Ste B Sun City Center, Florida 33573 Telephone: (813) 633-8772 Fax: (813) 642-0030 E-Mail: dbrewster7@verizon.net Mar. 29; Apr. 5, 2024 24-00507P

FIRST INSERTION

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

PROBATE DIVISION File No. 2024CP-000357CPAXES IN RE: ESTATE OF EDWARD M. SUNKA Deceased.

The administration of the estate of Edward M. Sunka, deceased, whose date of death was March 22, 2023, 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, Florida 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 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 29, 2024.

> Personal Representative: /s/ Susan L. Sunka Susan L. Sunka 35106 Deerfield Oaks Dr. Zephyrhills, Florida 33541

Attorney for Personal Representative: Dennis S. Moses Attorney Florida Bar Number: 077501 Pippen Law Group, PLLC

Secondary Email: Suzie@attypip.com

24-00495P

1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 Email: Dmoses22@aol.com: Dennis@attypip.com

Mar. 29; Apr. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-326 IN RE: ESTATE OF ROBERT L. MORRIS, Deceased.

The administration of the estate of ROBERT L. MORRIS, deceased, whose date of death was February 5, 2024, 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 repre-

sentative'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 29, 2024.

Signed on this 22nd day of February, 3/26/2024.

JANE GREGORY-MAZZONE Personal Representative 6607 Grand Blvd.

New Port Richey, FL 34652 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 24-00515P Mar. 29; Apr 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE $6 th\ JUDICIAL\ CIRCUIT\ IN\ AND$ FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION $File \ No.\ 2024 CP000408 CPAXWS$ IN RE: ESTATE OF FAITH GINN

Deceased. The administration of the estate of Faith Ginn, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2024CP000408CPAXWS. 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 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 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 29, 2024.

Personal Representative /s/ Whitney Ginn Whitney Ginn 27621 State Road 55

Wardensville, WV 26851 Attorney for Personal Representative /s/ Gadiel A. Espinoza, Esq. 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 Mar. 29; Apr 5, 2024 24-00516P PASCO COUNTY

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-0433 IN RE: ESTATE OF JEROME FROST 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 Jerome Frost. 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 28, 2023; that the total value of the estate, less exempt property is \$12.56 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Carrieann Frost 3029 Carona Drive Holiday, Florida 34690 Lora Parker 4939 Ann Drive Holiday, Florida 34690 Marcia Frost 6815 Bay Hill Drive

Lakewood Ranch, Florida 34202 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. NOTWITH-STANDING 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 29, 2024.

Person Giving Notice: Marcia Frost 6815 Bay Hill Drive

Lakewood Ranch, Florida 34202 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, staceym@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 24-00510P Mar. 29; Apr. 5, 2024

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 Sunshine Medicare Plans, located at 4114 Bergenline Ave, in the City of Union City, County of Pasco, State of NJ, 07087, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of March, 2024. LIKE FATHER LIKE SON LLC 4114 Bergenline Ave Union City, NJ 07087 March 29, 2024 24-00530P

PUBLISH LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

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



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION FILE NO: 24-CP-349 DIVISION: PROBATE IN RE: THE ESTATE OF WALTER GEORGE HANDY, Deceased.

The administration of the estate of $WALTER\ GEORGE\ HANDY, deceased,$ whose date of death was August 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative 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 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 29, 2024.

Petitioner: /s/ Christina Deguzman **Christina Deguzman** 5100 Spectacular Bid Dr. Wesley Chapel, FL 33544 **Petitioner:** /s/ Reah Handy

Reah Handy 7147 Talamore Drive Wesley Chapel, FL 33545 Attorney for Petitioners: Law Office of Matthew J. Jowanna, PA /s/ Christine Behrman de Colindres Christine Behrman De Colindres, Esq. Florida Bar License #102465 2521 Windguard Circle, Suite 101 & 102 Wesley Chapel, Florida 33544 Telephone Number: 813-929-7300 Fax: 813-929-7325 E-Mail: service@jowanna.com

FIRST INSERTION

Mar. 29; Apr. 5, 2024 24-00494P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000209 IN RE: ESTATE OF GREGORY RAY ABBOTT

Deceased. The administration of the estate of Gregory Ray Abbott, deceased, whose date of death was September 27, 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 repre-

sentative'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 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 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 PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STAT-UTES 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 BARRED

The date of first publication of this notice is March 29, 2024.

Personal Representative: Carolyn Lynn Collins 10210 Chip Lane

New Port Richey, Florida 34654 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 24-00528P Mar. 29; Apr. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-419 IN RE: ESTATE OF CLARK F. FENDER AKA CLARK FREDERICK FENDER Deceased.

The administration of the estate of CLARK F. FENDER AKA CLARK FREDERICK FENDER, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 29, 2024.

Personal Representative: /s/ Irene B Moore IRENE B. MOORE

8092 April Ct. Spring Hill, Florida 34606 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE

Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd. Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com Mar. 29; Apr. 5, 2024 24-00526P

FIRST INSERTION

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-00374 **Division: Probate** IN RE: ESTATE OF

CAROL ANN BINETTI (A/K/A CAROL A. BINETTI A/K/A CAROL ANN REE)

Deceased.The administration of the estate of Carol Ann Binetti (a/k/a Carol A. Binetti a/k/a Carol Ann Ree), deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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 29, 2024. Personal Representative: /s/ Nancy L. Stolbom Nancy L. Stolbom 852 Seminole Boulevard Tarpon Springs, Florida 34689

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.com24-00493P Mar. 29; Apr. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-128 WS Division PROBATE IN RE: ESTATE OF DONALD M. WOODS a/k/a DONALD WOODS

Deceased.

The administration of the estate of DONALD M. WOODS a/k/a DONALD WOODS, deceased, whose date of death was November 19, 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, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 29, 2024.

Personal Representative: BARBARA L. CYCAN 49 Hearth Lane

Westbury, New York 11590 Attorney for Personal Representative: SANDRA H. DAY, ESQ.

Attorney Florida Bar Number: 189499 DAY LAW OFFICE P.O. Box 5535 Spring Hill, FL 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529 E-Mail:

daylaweservice@daylawteam.com Secondary E-Mail: daylawprobate@daylawteam.com Mar. 29; Apr. 5, 2024 24-00509P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000095 IN RE: ESTATE OF WILLIAM WILLIAMS 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 WILLIAM WILLIAMS, deceased, File Number 2024CP000095CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was July 8, 2022; that the total value of the estate is \$7,100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address AMY GARCIA, Successor Trustee of the THE WILLIAM AND HATSU M. WILLIAMS LIV-ING TR

6226 Sushi Court Wesley Chapel, Florida 33545 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 29, 2024.

Person Giving Notice: Amy Garcia 6226 Sushi Court Wesley Chapel, Florida 33545 Attorney for Person Giving Notice

Denise A. Welter, Esquire Attorney Florida Bar Number: 585769 2405 Creel Lane, Suite 102 Wesley Chapel, Florida 33544 Telephone: (850) 388-3845 E-Mail: info@welterlawoffice.com Secondary E-Mail: service@welterlawoffice.com Mar. 29; Apr. 5, 2024 24-00518P

--- SALES ---

FIRST INSERTION

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

CIVIL DIVISION: CASE NO .: 2024CA000054CAAXES LAKEVIEW LOAN SERVICING,

Plaintiff, vs. JUAN LOPEZ A/K/A JUAN ENRIQUE LOPEZ; CANDIE ANN LOPEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 29 day of April, 2024, the

forth in said Final Judgment, to wit: TRACT 109, WILLIAMS ACRES NO. 1, UNRECORDED PLAT, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

following described property as set

THE SOUTH 259.69 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LESS THE WEST 1,000.89 FEET AND LESS ROAD RIGHT-OF-WAY.

TOGETHER WITH A 1969 TALO SINGLEWIDE MOBILE HOME HAVING IDENTIFI-CATION NUMBER 1056 AND FLORIDA TITLE NUMBER 0003424447, WHICH MO-BILE HOME TITLE IS BEING CANCELLED/RETIRED. THE MOBILE HOME IS PERMA-NENTLY AFFIXED TO THE PROPERTY.

TOGETHER WITH THAT 2021 MOBILE HOME PERMA-NENTLY AFFIXED BEARING HUD LABEL NUMBERS FLA 868352 & FLA 868351

PROPERTY ADDRESS: 5022 CAROL DRIVE, WESLEY CHA-PEL, FL 33543 IF YOU ARE A PERSON CLAIM-

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

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

Dated this 20 day of March 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365

Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-00490P

23-03779

Mar. 29; Apr. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 407 IN RE: ESTATE OF WILLIAM THOMAS MARTIN Deceased.

The administration of the estate of William Thomas Martin, whose date of death was May 13, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 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 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 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 publication of this notice is March 29, 2024

Personal Representative: Angela Lhopitault Attorney for Personal Representative:

Jason R. Mosley Attorney for Personal Representative Florida Bar No.: 386650 6706 Plantation Rd., Suite C, Pensacola, FL 32504 Telephone: (850) 696-1196 jmosley@mosleyestatelaw.com 24-00517P Mar. 29; Apr 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 407 IN RE: ESTATE OF

WILLIAM THOMAS MARTIN Deceased. The administration of the estate of William Thomas Martin, whose date of death was May 13, 2022, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 publication of this notice is March 29, 2024.

Personal Representative: Angela Lhopitault

8092 April Ct. Spring Hill, Florida 34606 Attorney for Personal Representative: Jason R. Mosley Attorney for Personal Representative Florida Bar No.: 386650 6706 Plantation Rd., Suite C, Pensacola, FL 32504 Telephone: (850) 696-1196 jmosley@mosleyestatelaw.com Mar. 29; Apr. 5, 2024 24-00527P

--- SALES / ACTIONS ---

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.: 2024CA000184

DIVISION: J4 DYW MORTGAGE CAPITAL, INC.,

THE UNKNOWN SPOUSE, HEIRS.

DEVISEES, BENEFICIARIES.

LIENORS, CREDITORS, TRUSTEES AND ALL OTHER

GRANTEES, ASSIGNEES,

PARTIES CLAIMING AN

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

DECEASED, et al.,

Defendants.

ESTATE OF KEVIN L. BROOKS,

NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated February 26, 2024, and entered in Case No. 2024CA000184 of the

Circuit Court of the Sixth Judicial Cir-

cuit in and for Pasco County, Florida

in which DYW MORTGAGE CAPI-

TAL, INC., is the Plaintiff and THE

UNKNOWN SPOUSE, HEIRS, DE-

VISEES, BENEFICIARIES, GRANT-

EES, ASSIGNEES, LIENORS, CREDI-

TORS, TRUSTEES AND ALL OTHER

PARTIES CLAIMING AN INTEREST

BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KEVIN

L. BROOKS, DECEASED; TIMBER

LAKE ESTATES HOMEOWNERS

CLUB, INC.; PETER BROOKS; TIM-

BER LAKE ESTATES, INC.; ALL

OTHER PERSONS CLAIMING BY

AND THROUGH, UNDER, AGAINST

THE NAMED DEFENDANT are de-

fendants, Nikki Alvarez-Sowles, Clerk

of the Court, will sell to the highest

and best bidder for cash in/on www.

pasco.realforeclose.com in accordance

NOTICE OF ACTION

FORECLOSURE PROCEEDINGS-

PROPERTY

IN THE COUNTY COURT

IN AND FOR PASCO COUNTY.

FLORIDA

CIVIL ACTION

CASE#: 2022CA003149CAAXWS

DIVISION: J2

Representative of the Estate of Neil

Litvin; Henry L. Polis a/k/a Henry

Cretella a/k/a Frankie Cretella;

of Frank G. Cretella a/k/a Frank

Cretella a/k/a Frankie Cretella;

Unknown Parties in Possession #1,

if living, and all Unknown Parties

claiming by, through, under

and against the above named

Defendant(s); Unknown Parties

in Possession #2, if living, and

all Unknown Parties claiming by,

TO: Unknown Spouse of Frank G. Cre-

tella a/k/a Frank Cretella a/k/a Frankie

Cretella n/k/a Patricia S. Cretella

a/k/a Patricia S. Marena a/k/a Marena

Pasquale: LAST KNOWN ADDRESS:

3 Graham Place, Breezy Point, NY

Residence unknown, if living, includ-

through, under and against the

above named Defendant(s)

Defendant(s).

Polis; Frank G. Cretella a/k/a Frank

Unknown Spouse of Henry L. Polis

a/k/a Henry Polis; Unknown Spouse

PNC Bank, National Association

Henry Polis, as Personal

Plaintiff, -vs.-

Plaintiff, vs.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP000372CPAXES IN RE: ESTATE OF KELLY ANN FOGAH Deceased.

The administration of the estate of Kelly Ann Fogah, deceased, whose date of death was January 23, 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 2024CP000372CPAXES. 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 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

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

The date of first publication of this notice is March 29, 2024.

Personal Representative Marva E. Fogah 25325 Welsh Poppy Way

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 Mar. 29; Apr. 5, 2024 24-00524P

PROBATE DIVISION File No: 2024-CP-000048 IN RE: ESTATE OF

ney are set forth below.

NOTIFIED THAT:

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 OF THIRTY 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 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 the Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DARE OF SERVICE OF A COPY OF THIS

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

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

Notice is March 29, 2024.

Personal Representative: STEVEN FLORY 10806 Woodland Drive Hudson, Florida 34699

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE

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

CASE NO.: 2018CA001415CAAXES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1995-3

Plaintiff(s), vs. CYNTHIA L. STAFFORD AKA CYNTHIA STAFFORD; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on March 13, 2024 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose. com in accordance with Chapter 45. Florida Statutes on the 29th day of April, 2024 at 11:00 AM on the following described property as set forth $in \ said \ Final \ Judgment \ of \ Foreclosure$

or order, to wit: Tract 275: Commencing at the Southeast corner of Section 32, Township 26 South, Range 18 East, Pasco County, Florida, run thence North 00 degrees 23 minutes 37 seconds East, along the East boundary of said Section 32, a distance of 3062.8 feet, thence North 89 degrees 46 minutes 50 seconds West, a distance of 3025.0 feet for a Pointof-Beginning, thence (continue) North 89 degrees 46 minutes 50 seconds West, a distance of 175.0 feet, thence North 00 degrees 23 minutes 37 seconds East, a distance of 250.0 feet, thence South 89 degrees 46 minutes 50 seconds East, a distance of 175.0 feet, thence South 00 degrees 23 minutes 37 seconds West, a distance of 250.0 feet to the Pointof-Beginning.

Together with that certain 1995, 60x28, Harbor Springs, mobile home with Serial Number: GAFLS54A76495HS21 GAFLS54B76495HS21.

FIRST INSERTION

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

SHARON MARIE FLORY, Deceased.

The administration of the estate of SHARON MARIE FLORY, deceased, File Number: 2024-CP-000048, is pending in the Circuit Court for Pasco County, 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 attor-

ALL INTERESTED PERSONS ARE

All persons on whom this notice is

NOTICE ON THEM.

THIS NOTICE.

The date of first publication of this

Attorney for Per. Repre.: Eduardo R. Latour LATOUR & ASSOCIATES, P.A. 135 East Lemon Street Tarpon Springs, Florida 34689 727/937-9577 Fla. Bar No. 279994 Mar. 29; Apr. 5, 2024 24-00525P

FIRST INSERTION

Property address: 17410 Wellfield Court, Lutz, FL 33558 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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. ${\it Respectfully submitted.}$

/s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 18-001623-1

24-00512P

Mar. 29; Apr. 5, 2024

FIRST INSERTION

with chapter 45 Florida Statutes, Pas-County, Florida at 11:00 am on the 11th day of April, 2024, the following described property as set forth in said Final Judgment of Foreclosure:

PARCEL 20, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AND THE UNDI-VIDED PERCENTAGE OF IN-TEREST OR SHARE IN THE COMMON ELEMENTS APPUR-TENANT THERETO IN ACCOR-DANCE WITH AND SUBJECT TO THE COVENANTS, CONDI-TIONS, RESTRICTIONS, EASE-MENTS, TERMS AND OTHER PROVISIONS OF THE DECLA-RATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AS RECORDED IN OFFICIAL RE-CORD BOOK 1369, PAGES 484 THROUGH 537 AND AMENDED IN OFFICIAL RECORD BOOK 1372, PAGES 598 TO 602 AND THEREBY SUPPLEMENTED BY OFFICIAL RECORD BOOK 1468, PAGE 133 AND THEREBY AMENDED IN OFFICIAL RE-CORD BOOK 1468, PAGE 141, AND OFFICIAL RECORD BOOK 1528, PAGE 481, AND THE PLAT OR SUPPLEMENTS THERETO. MOBILE HOME ID #FLBS2AG143208177 AND

FLBS2BG143208177

FIRST INSERTION

ing any unknown spouse of the said

Defendants, if either has remarried and

if either or both of said Defendants are

dead, their respective unknown heirs,

devisees, grantees, assignees, credi-

tors, lienors, and trustees, and all other

persons claiming by, through, under

or against the named Defendant(s);

and the aforementioned named

Defendant(s) and such of the aforemen-

tioned unknown Defendants and such

of the aforementioned unknown Defen-

dants as may be infants, incompetents

or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that

an action has been commenced to fore-

close a mortgage on the following real

property, lying and being and situated

n Pasco County, Florida, more particu-

TATES UNIT ONE, ACCORD-

ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN

PLAT BOOK 10, PAGE 80, OF

THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 10312

Beechcraft Street, New Port

This action has been filed against you

and you are required to serve a copy

of your written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys

for Plaintiff, whose address is 750 Park

of Commerce Blvd., Suite 130, Boca

Raton, FL 33487, on or before APRIL

29TH, 2024 and file the original with

Richev, FL 34654.

larly described as follows: LOT 33, HIDDEN LAKE ES-

THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 33 THROUGH 36, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS AND/ TOGETHER WITH 1986 BERK

APN #: 19-26-21-0040-00000-0200 PROPERTY ADDRESS: 34321 COUNTRYSIDE DR., ${\tt ZEPHYRHILLS, FL~33543}$

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A.

PO Box 5162 Largo, FL 33779Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff Mar. 29; Apr. 5, 2024 24-00492P

the clerk of this Court either before with

service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default

will be entered against you for the relief

If you are a person with a disability who needs any accommodation

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact either the Pasco County Cus-

tomer Service Center, 8731 Citizens

Drive, New Port Richey, FL 34654,

(727) 847-2411 (V) or the Pasco County Risk Management Office,

7536 State Street, New Port Richey,

FL 34654, (727) 847-8028 (V) at least

7 days before your scheduled court

appearance, or immediately upon re-

ceiving this notification if the time

before the scheduled appearance is

less than 7 days; if you are hearing or

voice impaired, call 711. WITNESS my hand and seal of this

Pasco County Clerk & Comptroller

/s/ Nichole Alvarez-Sowles

2022CA003149CAAXWS

Deputy Clerk: Haley Joyner

03-22-2024 10:56 AM

24-00505P

Nikki Alvarez-Sowles

Court on the March 22, 2024.

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff,

750 Park of Commerce Blvd.,

Boca Raton, FL 33487

22-327703FC01 NCM

Mar. 29; Apr. 5, 2024

Suite 130,

demanded in the Complaint.

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

IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023CA003931CAAXWS TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs.

RICHARD C. NORRIS, JR., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 08, 2024 in Civil Case No. 2023CA003931CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Richard C. Norris, Jr., 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 May, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 270, Bear Creek Subdivision, Unit Two, as recorded in Plat Book 19, Pages 134 through 136, of the Public Records of Pasco County, Florida.

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

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

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06813FL

Mar. 29; Apr. 5, 2024 24-00522P

FIRST INSERTION

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

Case Number: 2023-CA-003478 Judge: Lewis IN RE: FORFEITURE OF: \$6,165.00 (Six Thousand One Hundred and Sixty-Five Dollars) in U.S. Currency,

TO: Elmer Antonio Lara Arita Last known Address: 10250 Lands End Dr. Unit 706, Houston, TX 77099-

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 29th day of April, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 22nd day of March 2024.

(SEAL) The Honorable Nikki Alvarez-Sowles Clerk of Court /s/ Haley Joyner Deputy Clerk

Mar. 29; Apr. 5, 12, 19, 2024 24-00504P

CHECK OUT YOUR LEGAL NOTICES (A) floridapublicnotices.com

FIRST INSERTION

NOTICE OF ACTION

THE SIXTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO .: 2023CA004329CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOANN MORINE A/K/A/ JOANN JANKURA A/K/A JOANN J. MORINE A/K/A JOANN M. MORINE, ET AL., DEFENDANT(S).

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Joann Morine A/K/A Joann Jankura A/K/A Joann J. Morine A/K/A Joann M. Mo-

Last Known Address: 7718 Fairlawn Drive, Hudson, FL 34667 Current Residence: UNKNOWN TO: Unknown Spouse of Joann Morine A/K/A Joann Jankura A/K/A Joann J. Morine A/K/A Joann M. Morine Last Known Address: 7718 Fairlawn Drive, Hudson, FL 34667 Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Paul Jankura A/K/A Paul William Jankura A/K/A

Ave, Gainesville, FL 32609 Current Residence: UNKNOWN

Devisees, Assignees, Lienors, Creditors. Trustees and all others who may claim an interest in the estate of Roberta A. Chamberlain A/K/A Roberta Ann Chamberlain A/K/A Roberta Ann Crosby

the following described property: LOT 2359, BEACON WOODS FAIRVIEW VILLAGE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 71-72 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, MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before APRIL 29TH, 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

thereafter: otherwise a default will be entered against you for the relief demanded in the complaint

ability 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

NIKKI ALVAREZ-SOWLES, ESQ. Attorney for Plaintiff

210 N. University Drive, Suite 900 Coral Springs, FL 33071

Paul W. Jankura Last Known Address: 518 NW 27th

TO: Unknown Heirs, Beneficiaries,

Last Known Address: 12274 SW 69th Trl, Lake Butler, FL 32054 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

Plaintiff's attorney or immediately

If you are a person with a dis-

providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this March 25, 2024

As Clerk of Court (SEAL) 2023CA004329CAAXWS 03-25-2024 03:04 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004329CAAXWS 03-25-2024 03:04 PM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC

Mar. 29; Apr. 5, 2024

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Mirada Community **Development District**

The Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting and public hearing on April 24, 2024, at 9:00 a.m., at the Residence Inn by Marriott, Tampa Suncoast Parkway at NorthPointe Village located at 2101 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Amended Master Assessment Methodology Report dated March 25, 2024. The proposed bonds will fund of the public improvements described in the Report of the District Engineer - Capital Improvement Revenue and Refunding Bonds, Series 2024 (Assessment Area Three) and Capital Improvement Revenue and Refunding Bonds, Series 2024 (Assessment Area Five) dated March 1, 2024. The Board will sit as an equalizing Board to consider comments on these

assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$31,000,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

MIRADA COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION							
PRELIMINARY ASSESSMENT ROLL							
PARCEL IDs	<u>OWNER</u>	<u>UNIT</u>	TOTAL UNITS	TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER ACRE	MADS PER ACRE (1)
Refer to Legal Description in	CRCG One LP, CRCG Two LP, CR Pasco Development	Aa	£2.710	¢21 000 000	¢9 £94 909	φ κ 9 π 1 6 0	Φ4F 409
Appendix IV Company LLC Ac 57.710 \$31,000,000 \$2,624,808 \$537,169 \$45,483 (1) Includes principal, interest and is net of early payment discount and collection fees.							

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Heather Dilley, District Manager



RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Mirada Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer - Capital Improvement Revenue and Refunding Bonds, Series 2024 (Assess ment Area Three) and Capital Improvement Revenue and Refunding Bonds, Series 2024 (Assessment Area Five) dated March 1, 2024 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Breeze, located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish,

acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Amended Master Assess $ment\ Methodology\ Report\ dated\ March\ 25,\ 2024,\ (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ as\ part\ of\ this\ Resolution (the\ "Assessment\ Report")\ incorporated\ by\ reference\ b$ tion and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.

 The Debt Assessments shall be levied to defray all of the costs of the Project.

 The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$22,890,200 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$31,000,000 of the expenses which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

 8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from ad-
- ditional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications
- describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office
- 12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law. **Passed and Adopted** on March 25, 2024.

Attest:

/s/ Heather Dilley Printed Name: Heather Dilley Secretary / Assistant Secretary Mirada Community Development District /s/ Michael Lawson

Michael Lawson Chair of the Board of Supervisors

Publish: March 29, 2024 and April 5, 2024 (at least 1 week apart, and the first ad must be at least 20 days prior to the hearing) March 29; April 5, 2024

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA003698CAAXWS CADENCE BANK. Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE A/K/A SANDRA ELISE BARNES, et al.. Defendants.

TO: Unknown Personal Representative of the Estate of Sandra Barnes a/k/a Sandra Elise Barnes 8019 Colton Dr.

Port Richey FL 34668 Unknown Heirs, Beneficiaries and Devisees of Sandra Barnes a/k/a Sandra Elise Barnes

8019 Colton Dr. Port Richey FL 34668 Sherika Barnes 8019 Colton Dr. Port Richev FL 34668 Fredricka Barnes 8019 Colton Dr. Port Richey FL 34668 Diane Agnew 153 N. 73rd Street East St. Louis IL 62203 Tiffany Barnes 8019 Colton Dr.

Port Richev FL 34668

Raymond Barnes, Jr. 153 N. 73rd Street East St. Louis IL 62203 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

County, Florida: Lot 789, THE LAKES, UNIT FOUR, according to the plat thereof recorded in Plat Book 18, Pages 40 and 41, inclusive, of the Public Records of Pasco County, Florida. has been filed against you and you are

following described property in Pasco

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 29TH, 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 26, 2024(SEAL)

/s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003698CAAXWS $03\text{-}26\text{-}2024\ 11\text{:}56\ \mathrm{AM}$ 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 Mar. 29; Apr. 5, 2024 24-00523P

FIRST INSERTION

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

2023CA003905CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6,

JUNIOR A. MATIAS AKA JUNIOR MATIAS, et al,

To: JUNIOR A. MATIAS AKA JUNIOR MATIAS Last Known Address 7210 PARROT DR PORT RICHEY, FL 34668 Current Address: Unknown

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

LOT 897, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 7210 PARROT DR PORT RICHEY FL 34668

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a de-

fault will be entered against you for the relief demanded in the Complaint or petition. Due on or before April

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hear-

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

WITNESS my hand and the seal of this court on this 26th day of March,

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

24-00521P

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-000843

Mar. 29; Apr. 5, 2024

FIRST INSERTION

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

CASE NO.: 2022CA001892CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIE J. GREEN, ET DEFENDANT(S).

TO: Kippy Charles Kippy Charles Boze-

Miner

at A /K/ A Kippy Bozeat Last Known Address: 1409 Nebraska Ave Palm Harbor FL 34683 Current Residence: UNKNOWN TO: Robin J Miner A/K/A Robin J

Last Known Address: 1315 New York Ave Palm Harbor FL 34683 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 543, HOLIDAY LAKE ES-

TATES, UNIT NINE, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 132 A ND 133, 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 29TH, 2024, within a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this March 21, 2024

/s/ Nikki Alvarez-Sowles As Clerk of Court $(SEAL)\ 2022CA001892CAAXWS$ 03-21-2024 9:42 AM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS,

PLLC, Attorney for Plaintiff, 210 N. University Drive,

Suite 900 Coral Springs, FL 33071 Mar. 29; Apr. 5, 2024

--- ACTIONS ---

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.:

2024CA000345CAAXES SEATTLE BANK PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LONNA DAVIS A/K/A LONNA S. DAVIS, ET AL., DEFENDANT(S).

TO: Joshua Benya A/K/A Joshua Anthony Benya

Last Known Address: 7154 Red Arrow Hwy, Stevensville, MI 49127 Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Lonna Davis A/K/A Lonna S. Davis

Last Known Address: 26933 Carmen Pl, Lutz, FL 33559 Current Residence: UNKNOWN TO: Unknown Spouse of Lonna Davis A/K/A Lonna S. Davis

Last Known Address: 26933 Carmen Pl, Lutz, FL 33559 Current Residence: UNKNOWN TO: Shelly McGarey A/K/A Shelly McGarey A/K/A Shelly McGary Last Known Address: 26933 Carmen

Pl, Lutz, FL 33559
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Paul ("PJ") Yakel A/K/A Paul Joseph Yakel ("PJ") Last Known Address: 1422 Downing Ave, Benton Harbor, Ml 49022
Current Residence: UNKNOWN

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

LOT 85, QUAIL HOLLOW VIL-LAGE UNIT 2, PHASE A, AC-CORDING TO MAP OR PLAT

THEREOF AS RECORDED IN
THE PLAT BOOK 26, PAGE 11 OF
THE PUBLIC RECORDS OF
FOR PASCO COUNTY, FLORIDA.

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 04/29/24, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint

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

WITNESS my hand and the seal of this Court this MAR 22 2024. NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of Court (SEAL) By: /s/ REMIGIA ZERILLO

By: /s/ REMIGIA ZERILLO
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC

Attorney for Plaintiff 210 N. University Drive, Suite 900

Coral Springs, FL 33071

Mar. 29; Apr. 5, 2024 24-00506P

OFFICIAL COURTHOUSE WEBSITES

1:23 🖈

add LTE 💷

< Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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.: 51-2022-CA-001569WS
BANK OF AMERICA, N.A.,

Plaintiff, vs.
VICTORIA C. RODRIGUEZ, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 27, 2024, and entered in Case No. 51-2022-CA-001569WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and Victoria C. Rodriguez , Beacon Woods East Master Association, Inc, Beacon Woods East Recreation Associates, Inc., Beacon Woods East Homeowners Association, Inc. , Unknown Party#1 N/K/A Diane Rodriguez, Unknown Party#2 N/K/A Samantha Aguilar, 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 June 5, 2024 the following described property as set forth in said Final Judgment of Fore-

CONTROL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 13001 SIRIUS LN HUD-SON FL 34667 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

Any person claiming an interest in the

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 trans-

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

Dated this 26 day of 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 Ritchie
Florida Bar #106621
Justin Ritchie, Esq.

24-00529P

AM - 22-003368

Mar. 29; Apr. 5, 2024

SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

Business Considers Newspaper for the c-suite of the consideration of the

SUBSEQUENT INSERTIONS

PASCO COUNTY

--- ESTATE ---

SECOND 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

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 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

SECOND 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

24-00476P

March 22, 29, 2024

SECOND 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 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: 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

24-00480P March 22, 29, 2024

SECOND INSERTION

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 repre-

sentative'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 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 March 22, 29, 2024 24-00479P

SECOND 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 Representative of the decedent's estate without 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

SECOND 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 Address Diane C. Toker 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@citvattomevs.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

SECOND 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 applicable 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 attorney(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 otherwise 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

SECOND 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 Divi-

sion, 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 2024.

/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

--- 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. 2023-CA-003539 MCLP ASSET COMPANY, INC., 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 accor-

dance with Florida Statutes, Section

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 13 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 23-094378 - NaC March 22, 29, 2024

24-00460P

SECOND INSERTION

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

CIVIL DIVISION Case No.: 2023-CA-004276 WILLIAM FUNK Plaintiff, vs. GEORGE FUNK, and BAYWOOD

FLORIDA

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 Proctor 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 BEFORE 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.

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

24-00459P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH IUDICIAL 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 BEFORE 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 de-cedent'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

NOTWITHSTANDIING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DATE OF DECE-DENT'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

--- SALES ---

SECOND INSERTION

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

CIVIL DIVISION Case No. 51-2022-CA-002253-ES CROSSCOUNTRY MORTGAGE,

Plaintiff, vs. 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 TENANTS/OWNERS,

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,

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. 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..

PASCO COUNTY

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

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

Dated this March 19, 2024 By /s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 For eclosure Service @kasslaw.com320250/2218145/CMP March 22, 29, 2024 24-00488P

SECOND INSERTION

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

CIVIL ACTION CASE NO.: 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

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 Cir-

JORGE I. MELO, DECEASED, et al,

cuit 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

--- ACTIONS ---

SECOND 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 Richev, FL 34652 TO: Unknown tenant #2

Last Known Residence: 5500 Leeward Lane New Port Richey, FL 34652YOU 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 Del-ray 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 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 Richev: (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 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 24-00487P

SECOND 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 IANINA MARIE RICCIARDI A/I 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 following described property: 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 post to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey;

(352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this March 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

SECOND 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,

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 OF HOUSING AND URBAN DEVELOPMENT; MICROF LLC A/K/A MICROF; FIDELITY BANK;

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 INTEREST 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,

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

24-00474P

March 22, 29, 2024

--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000190TDAXXX

NOTICE IS HEREBY GIVEN, That PAUL TURNER, the holder of the following certificates has filed said

certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1507022 Year of Issuance: 06/01/2016Description of Property: 22-24-16-0020-00B00-0270

GULF SIDE ESTATES PB 6 PGS 63-63A THE WEST 1/2 OF LOT 29 BLOCK B

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000198TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1901957 Year of Issuance: 06/01/2020

Description of Property: 11-26-21-0010-21400-0140 CITY OF ZEPHYRHILLS PB 1 PG 54 EAST 1/2 OF LOTS 14 15 & 16 BLOCK 214 OR 8872 PG 2632

Name(s) in which assessed: EDWARD S STRAUGHN DEBORAH L STRAUGHN All of said property being in the County of Pasco, State of Florida

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

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

March 8, 15, 22, 29, 2024 24-00356P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000175TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1609090 Year of Issuance: 06/01/2017 Description of Property:

30-26-19-003D-00000-3311 REPLAT OF REPLAT OF LAKE PADGETT SOUTH UNIT 4 PB 20 PG 40 THE WEST 8.00 FT OF LOT 331 OR 5469 PG 1724 Name(s) in which assessed:

BAY AREA PROPERTY GROUP INC MATT MULE PA REGISTERED AGENT MARK MULE

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

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

March 8, 15, 22, 29, 2024 24-00337P

Name(s) in which assessed: NANCY UNDERHILL DARRELL UNDERHILL 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, on April 11, 2024 at 10:00 am. February 20, 2024

of Pasco, State of Florida

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

March 8, 15, 22, 29, 2024 24-00351P

FOURTH 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

FOURTH 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



Deadline Wednesday at noon • Friday Publication

HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE



--- TAX DEEDS ---

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000182TDAXXX

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

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1607216

Year of Issuance: 06/01/2017

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

All of said property being in the County

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.

FOURTH 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

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

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

24-00343P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

Unless such certificate shall be

6524 PG 520

Name(s) in which assessed:

SARAH O'NOLAN

of Pasco, State of Florida

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000189TDAXXX

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

Year of Issuance: 06/01/2016

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

PASCO HEIGHTS DEVELOPMENT

LEE ARNOLD DEVELOPMENT

LEE E ARNOLD JR REGISTERED

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Name(s) in which assessed:

CORPORATION

of Pasco, State of Florida

February 20, 2024

OG 369

AGENT

Certificate #: 1503115

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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000191TDAXXX NOTICE IS HEREBY GIVEN,

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

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000176TDAXXX

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

Year of Issuance: 06/01/2020

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

VINCE MCELROY ENTERPRISE

All of said property being in the County

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

24-00338P

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

Unless such certificate shall be

NOTICE IS HEREBY GIVEN.

ssessed are as follows:

Description of Property:

221

Certificate #: 1902329

Name(s) in which assessed:

VINCENT MCELROY

REGISTERED AGENT

of Pasco, State of Florida

March 8, 15, 22, 29, 2024

Deputy Clerk 24-00352P

FOURTH INSERTION

FOURTH INSERTION

Notice of Application for Tax Deed

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

14-24-18-0030-00E00-0120 KANAWHA VILLAGE PB 3 PG

136 & PB 5 PG 1 LOT 12 BLOCK

All of said property being in the County

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

24-00344F

on April 11, 2024 at 10:00 am.

February 20, 2024

March 8, 15, 22, 29, 2024

Unless such certificate shall be

essed are as follows:

Certificate #: 1504386

Description of Property:

E OR 7597 PG 1849

Name(s) in which assessed:

TRINITY ASSOC INC

of Pasco, State of Florida

Year of Issuance: 06/01/2016

2023XX000183TDAXXX NOTICE IS HEREBY GIVEN,

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 NOODG 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

FOURTH 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

24-00355F

By: Susannah Hennessy Deputy Clerk

24-00349P

2023XX000192TDAXXX

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:

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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000193TDAXXX NOTICE IS HEREBY GIVEN,

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

Year of Issuance: 06/01/2020 Description of Property:

LOT 29

Name(s) in which assessed: RICHARD THOMAS

of Pasco, State of Florida

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

24-00354P

Notice of Application for Tax Deed 2023XX000173TDAXXX

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

ssessed are as follows: Certificate #: 1905963 Year of Issuance: 06/01/2020 Description of Property: 15-25-17-0060-07500-0090

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

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

February 20, 2024

Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk

24-00335P

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000184TDAXXX

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

Certificate #: 1504847

Year of Issuance: 06/01/2016 Description of Property:

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

DECEASED

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

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

Pasco County Clerk & Comptroller By: Susannah Hennessy

24-00353P

March 8, 15, 22, 29, 2024

Deputy Clerk

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

FOURTH INSERTION

Notice of Application for Tax Deed

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

FOURTH INSERTION Notice of Application for Tax Deed 2023XX000188TDAXXX

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

Certificate #: 1910896 Year of Issuance: 06/01/2020Description 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

March 8, 15, 22, 29, 2024

FOURTH INSERTION

Notice of Application for Tax Deed NOTICE IS HEREBY GIVEN,

JAMES R BEITER SHANNON E BEITER

Deputy Clerk March 8, 15, 22, 29, 2024 24-00345P

24-00346P

March 8, 15, 22, 29, 2024 24-00350P

FOURTH INSERTION Notice of Application for Tax Deed 2023XX000179TDAXXX

assessed are as follows:

Description of Property: 05-25-18-0020-00000-2000 KENT SUB UNREC LOT 200 DESC AS COM AT NE COR OF SW1/4 OF SEC 5 TH S00DG 50' 40"W 25.36 FT ALG EAST LINE OF SW1/4 TH N88DG 44' 20"W 991.70 FT FOR POB TH S00DG 46' 50"W 25.0 FT TH N88DG 44' 20"W 331.16 FT TH N00DG 55' 00"E 150.0 FT TH S88DG 46' $50^{\circ}\text{E}\ 331.16$ 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 &

EGRESS OR 1198 PG 156 Name(s) in which assessed: DOLORES ROARK CODY ROARK KYLE JONES LUCAS ROARK ESTATE OF DOLORES ROARK DECEASED

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

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

24-00340P

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

Certificate #: 1904346 Year of Issuance: 06/01/2020

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.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk March 8, 15, 22, 29, 2024

FOURTH INSERTION Notice of Application for Tax Deed 2023XX000187TDAXXX

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

sessed are as follows: Certificate #: 1902283 Year of Issuance: 06/01/2020

Description of Property: 17-26-21-0010-08800-0110 ZEPHYRHILLS COLO COLONY COMPANY LANDS PB 2 PG 1 PORTION OF TRACT 88 DESC AS COM AT THE NW COR OF THE SW1/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 17 TH N89DEG 44'14"E ALG THE NORTH BDY OF SW1/4 OF NW1/4 OF SW1/4 465.00 FT FOR POB TH CONT N89DEG 44'14"E 45.00 FT TH S02DEG 24'14"W 118 89 FT TH N89DEG 48'45"W 45.00 FT TH N02DEG 24'14"E 118.54 FT TO POB AKA LOT 11 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS NORTH 10.00 FT THEREOF & SUBJECT TO AN EASEMENT FOR UTILITIES OVER & ACROSS SOUTH 5.00 FT THEREOF OR 5578 PG 1047 Name(s) in which assessed:

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

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

Deputy Clerk March 8, 15, 22, 29, 2024 24-00348P

Pasco County Clerk & Comptroller

By: Susannah Hennessy

property, and the names in which it was assessed are as follows: Certificate #: 1610680 Year of Issuance: 06/01/2017

NOTICE IS HEREBY GIVEN,

Description of Property: 08-25-21-0010-00000-048A LAKE PASADENA HEIGHTS PB 7 PGS 141 & 12 21/96TH INTEREST IN LOT 48-A OR 238 PG 594 OR 249 PG 283 OR 595 PG 610 OR 594 PG 690 OR 589 PG 106 OR 392 PG 294 OR 719 PG 571 OR 2044 PG 423 OR

5231 PG 605 Name(s) in which assessed: DEW TR WILBER DEW TRUSTEE C A HARDWICK GERALDINE E HARDWICK RALPH P ROUDNBUSH MILTON P LOCKHART IRENE V LOCKHART JAMES H CHIVALL GRACE M CHIVALL ANTHONY M SEANO LINDA M SHANO WILBUR ISAAC DEW DECEASED

TRUSTEE DEW TRUST DATED JANUARY 29, 2003 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

PATSY L DEW DECEASED

TRUSTEE

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

redeemed according to the law, the

property described in such certificate

Deputy Clerk March 8, 15, 22, 29, 2024 24-00334P

Certificate #: 1910762

17-26-16-0550-00000-0290 SUNSHINE PARK PB 9 PG 143

All of said property being in the County Unless such certificate shall be

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

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

FOURTH INSERTION

NOTICE IS HEREBY GIVEN,

BLK 75 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 9 & 10 Name(s) in which assessed:

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

Office of Nikki Alvarez-Sowles, Esq.

March 8, 15, 22, 29, 2024

NOTICE IS HEREBY GIVEN,

property, and the names in which it was assessed are as follows:

15-26-18-0000-00400-0082

6207 PG 1676 Name(s) in which assessed: JOHN M HODGES ESTATE OF JOHN F HODGES

Unless such certificate shall be

Office of Nikki Alvarez-Sowles, Esq.