

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, April 16, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida.

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 889567 from Epperson North LLC, 2502 N Rocky Point Dr., Ste. 1050, Tampa, FL 33607.

FIRST INSERTION

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FY 2025 BUDGET WORKSHOP
The Board of Supervisors ("Board") of the Concord Station Community Development District ("District") will hold a Fiscal Year (FY) 2025 Budget Workshop on Tuesday, April 30, 2024, at 6:00 p.m. at the Concord Station Amenity Center, located at 18636 Mentmore Blvd., Land O' Lakes, FL 34638.

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 Ask Us Beauty, located at P.o. box 324, in the City of Odessa, County of Pasco, State of FL, 33556, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 04/23/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

FIRST INSERTION

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 22, 2024, the personal property in the belowlisted units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold.

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that DAVID LEE MILLER, OWNER, desiring to engage in business under the fictitious name of PRIME WORKS located at 18720 WILDLIFE TRAIL, SPRING HILL, FLORIDA 34610 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION

NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
A 1974 Mobile Home, VIN 0465799AH/0465799BH and the contents therein, if any and the contents therein, if any abandoned by previous owner and tenant, Garth Anton Hayden

FIRST INSERTION

NOTICE OF APPLICATION for Tax Deed 2023XX000204TDAXXX
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:

FIRST INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on April 24th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

FIRST INSERTION

NOTICE OF MEETINGS
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING
The Dupree Lakes Community Development District Audit Committee will meet on Tuesday, April 16, 2024 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Dupree Lakes Community Development District.

FIRST INSERTION

NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 04/25/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

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 Discovery Village Trinity located at 1900 Blue Fox Way, Trinity, FL 34655 in the City of Trinity, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION

NOTICE OF APPLICATION for Tax Deed 2023XX000200TDAXXX
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:

FIRST INSERTION

NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
A 1999 Mobile Home, VIN SHGA4864A/SHGA4864B and the contents therein, if any and the contents therein, if any abandoned by previous owner and tenant, Julie Contessa and Julie Lynn Baird

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

LV20906_V21

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3 PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
The Wiregrass Community Development District Board of Supervisors ("Board") will hold public hearings on April 26, 2024 at 10:00 a.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of master special assessments for "Assessment Area 3" to secure proposed bonds on benefited lands within the Wiregrass Community Development District (the "District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the master special assessments. The streets and areas to be improved are geographically depicted below and in the District's preliminary Second Amended and Restated Master Infrastructure Cost Report of District Engineer, dated March 2024 (the "Capital Improvement Plan").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") for Assessment Area 3 are currently expected to include, but are not limited to, stormwater management, wastewater collection system, water distribution system, reclaimed water distribution system, public roadways, underground electrical service system and street lighting, landscaping and signage, and other improvements, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within Assessment Area 3 within the District in the manner set forth in the District's preliminary Master Special Assessment Allocation Report (Assessment Area 3), dated March 22, 2024 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within Assessment Area 3 within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent assessment unit ("EAU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$7,850,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS - ASSESSMENT AREA 3 (1)
Table with 7 columns: PRODUCT, UNITS, EAU FACTOR, PRODUCT TOTAL PRINCIPAL (2), PER UNIT PRINCIPAL, PRODUCT ANNUAL INSTLMT. (2)(3), PER UNIT ANNUAL INSTLMT. (3)
Rows include Townhome, Single Family, and TOTAL.

- (1) Represents maximum assessments for Assessment Area 3 and allocated by EAU.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on April 26, 2024 at 10:00 a.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings 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 hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

Additional information regarding this public hearing may be obtained by contacting the District Manager, Sean Craft, at scraft@rizzetta.com or by calling (813) 994-1001, or via the District's website at www.wiregrasscd.org.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 994-1001 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2024-02

ARESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DECLARING ITS INTENT TO ADOPT A REVISED MASTER CAPITAL IMPROVEMENT PLAN; DECLARING MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3 SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3 SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS FOR ASSESSMENT AREA 3 SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

2024 Master Capital Improvement Plan

WHEREAS, the Wiregrass Community Development District (the "District") is an independent local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by the Florida Land and Water Adjudicatory Commission ("FLWAC") Rule 42MMM-1; and

WHEREAS, the District previously adopted its Master Infrastructure Cost Report of District Engineer, dated February 27, 2014 (the "Master Engineer's Report"), which report describes the District's capital improvement plan (the "Original Master CIP"); and

WHEREAS, the District previously issued its \$13,620,000 Capital Improvement Revenue Bonds, Series 2014 (the "Series 2014 Bonds") to fund a portion of the costs of the design, permitting, acquisition, construction, and installation of the portion of the Original Master CIP serving the area within the District designated as "Assessment Area 1;" and

WHEREAS, the District also previously issued its \$9,430,000 Capital Improvement Revenue Bonds, Series 2016 (the "Series 2016 Bonds") to fund a portion of the costs of the design, permitting, acquisition, construction, and installation of the portion of the Original Master CIP serving the area within the District designated as "Assessment Area 2;" and

WHEREAS, effective October 9, 2018, FLWAC amended Rule 42MMM-1 to contract the boundaries of the District (the "Boundary Amendment"); and

WHEREAS, as a result of the Boundary Amendment, the District updated its Master Engineer's Report to reflect the then-current master capital improvement plan for the District (hereinafter, the "2018 Master CIP"), as described in that certain

Amended and Restated Master Infrastructure Cost Report of District Engineer, dated January 23, 2020 (the "2018 Amended and Restated Master Engineer's Report"); and

WHEREAS, the 2018 Master CIP eliminated the public infrastructure improvements benefitting the "Persimmon Park" portion of the District (hereinafter, "Assessment Area 3") from the scope of the District's master capital improvement plan as it was thought at the time that such project would be completed by one or more other community development districts (the "Assessment Area 3 Project"); and

WHEREAS, the District now desires to complete the Assessment Area 3 Project and accordingly desires to revise its 2018 Amended and Restated Master Engineer's Report to include such scope therein, as set forth in that certain preliminary Second Amended and Restated Master Engineer's Report, dated March 2024, attached hereto as Exhibit A and incorporated herein by reference (the "2024 Amended and Restated Master Engineer's Report"); and

WHEREAS, it is in the best interest of the District to complete the Assessment Area 3 Project and to adopt the 2024 Amended and Restated Master Engineer's Report; and

Master Special Assessments for Assessment Area 3
WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "2024 Improvements") described in the District's 2024 Amended and Restated Master Engineer's Report; and

WHEREAS, it is in the best interest of the District to pay the cost of the 2024 Improvements by master special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2024 Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the preliminary Assessment Area 3 Master Special Assessment Allocation Report, dated March 22, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the 2024 Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the 2024 Improvements are described in Exhibit B. Exhibit B is also on file at the District Records Office

SECTION 4. The total estimated cost of the 2024 Improvements is \$5,590,618 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$7,850,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit C, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the 2024 Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the 2024 Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

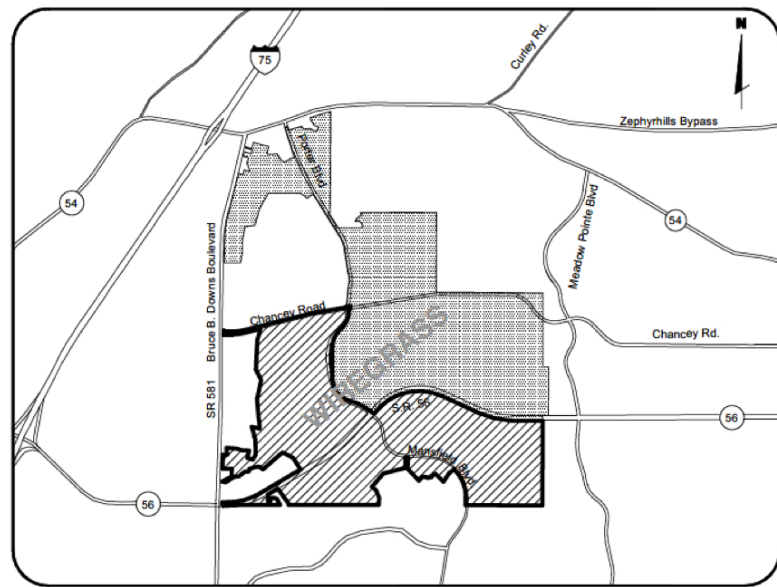
SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of adoption of the 2024 Amended and Restated Master Engineer's Report, the assessments or the making of the 2024 Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of March, 2024.



April 5, 12, 2024

24-00563P

FIRST INSERTION

Notice of Intent to Title Automobile
Notice is hereby given to Amy Marie Bolt registered owner of 2010 PONT Vibe Vin# 5Y2SP6E80AZ409862 Action is taken for purchase of the vehicle from Cash for Junk Cars on 11/27/22.

Any person(s) having a claim against or interest in the automobile should file their claim with FL Title Agency LLC at 1886 West Bay Dr., Ste E8, Largo, FL 33770. or 727-286-7150 or fltitles@hotmail.com within 30 days. A motion for Issuance of title will be filed with the County Court of the Sixth Judicial Circuit in and for Pasco County Florida after 30 days of publication.
Case No 2024SC001612SCAXES
April 5, 12, 19, 26, 2024 24-00590P

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserververfi.com
Business Observer
IN 2024-07-18

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000225TDAXXX
NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, 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 #: 1811088
Year of Issuance: 06/01/2019
Description of Property: 21-26-16-0070-00000-0210
BIG OAK PB 5 PG 81 LOTS 21 & 22 OR 3751 PG 168
Name(s) in which assessed: ROSE IANNELLO
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 May 09, 2024 at 10:00 am.
March 18, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

April 5, 12, 19, 26, 2024

24-00555P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000222TDAXXX
NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, 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 #: 1805749
Year of Issuance: 06/01/2019
Description of Property: 09-25-17-0050-05800-0280
MOON LAKE ESTATES UNIT 5
PB 4 PGS 84-85 LOT 28 BLOCK
58 OR 3689 PG 1376
Name(s) in which assessed: JAMES H SCHERF
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 May 09, 2024 at 10:00 am.
March 18, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

April 5, 12, 19, 26, 2024

24-00552P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000218TDAXXX
NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, 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 #: 1805750
Year of Issuance: 06/01/2019
Description of Property: 09-25-17-0050-05800-0290
BLK 58 MOON LAKE NO 5 MB 4
PGS 84 85 LOT 29 RB 950 PG 888
Name(s) in which assessed: FREDERICK C SCHERF
JAMES H SCHERF
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 May 09, 2024 at 10:00 am.
March 18, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

April 5, 12, 19, 26, 2024

24-00548P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000215TDAXXX
NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING 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 #: 1800682
Year of Issuance: 06/01/2019
Description of Property: 26-24-21-0010-00000-0810
EAST LAKE PARK PB 7 PG 69
LOT 81 OR 4329 PG 885
Name(s) in which assessed: M CHRISTINE GRANT
MICHAEL JEFFERSON
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 May 09, 2024 at 10:00 am.
March 18, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

April 5, 12, 19, 26, 2024

24-00545P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000209TDAXXX
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 #: 1909591
Year of Issuance: 06/01/2020
Description of Property: 33-25-16-0090-00000-0380
CASSON HEIGHTS PB 4 PG 95
LOT 38
Name(s) in which assessed: JOHN AQUILA
TAYLOUR AQUILA
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 May 09, 2024 at 10:00 am.
March 18, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

April 5, 12, 19, 26, 2024

24-00540P

--- TAX DEEDS ---

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000203TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000202TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000199TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000201TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000206TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000207TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000211TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000220TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000213TDAXXX
NOTICE IS HEREBY GIVEN,
That CAZENOVA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000210TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000217TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000219TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000205TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000212TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000224TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000216TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000223TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION
Notice of Application for Tax Deed
2023XX000221TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

SUBSCRIBE TO THE BUSINESS OBSERVER

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option

What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

LV 18237_12

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2024 CP 000173
IN RE: ESTATE OF JOSE ALFREDO GIRON PEREZ, Deceased.

The administration of the estate of JOSE ALFREDO GIRON PEREZ, deceased, File Number 2024 CP 000173, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

Personal Representative:
Scott Rosen
1919 NE 45 Street, Suite 114
Fort Lauderdale, FL 33308
Attorney for Personal Representative:
Scott Rosen, Esquire
1919 NE 45 Street
Suite 114
Fort Lauderdale, FL 33308
Tel. (954) 915-0510
Fla. Bar #747777
April 5, 12, 2024 24-00560P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000262
IN RE: ESTATE OF DORA M. CRUICKSHANK, Deceased.

The administration of the estate of DORA M. CRUICKSHANK, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

Personal Representative:
Allan M. Cruickshank
7312 Captiva Circle
New Port Richey, FL 34655
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivers@hnh-law.com
April 5, 12, 2024 24-00569P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 CP 000470CPAXWS
IN RE: ESTATE OF EDNA S. CALVIN Deceased.

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

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

Personal Representative:
Ronald Parfitt
7 Palm Drive
Key West, Florida 33040
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
Secondary E-Mail: dalebrewsterlaw@gmail.com
April 5, 12, 2024 24-00575P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000242
Division Probate
IN RE: ESTATE OF HOWARD I. HANSON JR, Deceased.

The administration of the estate of HOWARD I. HANSON JR, deceased, whose date of death was September 30, 2023; File Number 24-CP-000242, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

Personal Representative:
Scott L. Strynick
7961 Sycamore Drive
New Port Richey, FL 34654
MARGARET J. EICHELMAN
Personal Representative
7727 Carver Court
Seminole, FL 33772
/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representatives
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
April 5, 12, 2024 24-00587P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-341
IN RE: ESTATE OF HENRIETTA ANNA MOYER, aka HENRIETTA A. MOYER Deceased.

The administration of the estate of HENRIETTA ANNA MOYER, also known as HENRIETTA A. MOYER, deceased, whose date of death was November 15, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

Personal Representative:
Marie R. Hillberry
12249 Pleasant Meadows Lane
P.O. Box 85
Lolo, MT 59847
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
April 5, 12, 2024 24-00595P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-517
IN RE: ESTATE OF SUSAN ABRUNZO, aka SUSAN LUEG Deceased.

The administration of the estate of SUSAN ABRUNZO, also known as SUSAN LUEG, deceased, whose date of death was September 2, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

Personal Representative:
Rebecca C. Bell
7920 U.S. Highway 19
Port Richey, FL 34668
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
April 5, 12, 2024 24-00586P

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022-CA-000958
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HYLIM YOO, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 26, 2023, in Case No.: 2022-CA-000958 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HYLIM YOO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on June 4, 2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 87, Block 28, EPPERSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the plat as recorded in Plat Book 77, Pages 54 through 59, 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. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: April 2, 2024
By: /s/ Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
April 5, 12, 2024 24-00557P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000552-WS
In Re The Estate Of: HARLEY W. VOLLRATH, Deceased.

The administration of the estate of HARLEY W. VOLLRATH, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

Personal Representative:
Sandra Newman - PR
Law Offices of Steven K. Jonas, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
April 5, 12, 2024 24-00594P

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION
CASE NO.: 2024CA00017CAAXWS
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HILDEGARD DAVIDSON; JOSEPH E. MILLER; SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF HILDEGARD DAVIDSON; UNKNOWN SPOUSE OF JOSEPH E. MILLER; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

TO: UNKNOWN SPOUSE OF HILDEGARD DAVIDSON, 18021 APPLEJACK CT, SPRING HILL, FL 34610
JOSEPH E. MILLER, 18021 APPLEJACK CT, SPRING HILL, FL 34610
UNKNOWN SPOUSE OF JOSEPH E. MILLER, 18021 APPLEJACK CT, SPRING HILL, FL 34610

YOU ARE NOTIFIED that an action to foreclose to the following properties in Pasco County, Florida:

LOT 1723, THE HIGHLANDS, UNIT 9, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89 DEG. 50' 23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 1, A DISTANCE OF 556.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 50' 23" EAST, A DISTANCE OF 340.00 FEET; THENCE NORTH 01 DEG. 32' 17" WEST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 31 DEG. 28' 23"; RADIUS OF 60 FEET; TANGENT DISTANCE OF 16.91 FEET; CHORD BEARING AND DISTANCE OF NORTH 68 DEG. 44' 11" WEST, 32.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.96 FEET; THENCE SOUTH 66 DEG. 49' 22" WEST, A DISTANCE OF 330.56 FEET; THENCE SOUTH, A DISTANCE OF 97.92 FEET TO THE POINT OF BE-

GINNING. TOGETHER WITH A 1986 DOUBLE-WIDE MOBILE HOME AFFIXED TO THE REAL PROPERTY, IDENTIFIED BY VIN NUMBERS FLFL2AF483207812 & FLFL2BF483207812, AND TITLE NUMBERS 44051976 & 44051988. Property Address: 18021 Applejack Ct, Spring Hill, FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before MAY 6TH, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 28, 2024
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT (SEAL) 2024CA00017CAAXWS
03-28-2024 01:02PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA00017CAAXWS
03-28-2024 01:02PM
Deputy Clerk: Haley Joyner
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 5, 12, 2024 24-00571P

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

CASE NO. 51-2020-CA-000154 ES
NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF APRIL JUDITH MARR F/K/A APRIL HEGINBOTHAM A/K/A APRIL JUDITH HEGINBOTHAM, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 51-2020-CA-000154 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF APRIL JUDITH MARR F/K/A APRIL HEGINBOTHAM A/K/A APRIL JUDITH HEGINBOTHAM, DECEASED; JAMES ROBERT MARR; AMY LORRAINE MARR; TRAVIS DANIEL MARR; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURTS OF PASCO COUNTY, FLORIDA 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 24, 2024, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 205 FEET OF TRACT 51, CRYSTAL SPRINGS COLONY FARMS SUBDIVISION, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS EAST 10 FEET; AND THE EAST 420 FEET OF THE SOUTH 210 FEET OF THE

NORTH 425 FEET OF TRACT 51, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET OF THE WEST 30 FEET THEREOF AND LESS EAST 10 FEET. Property Address: 2147 ENGESSOR RD, ZEPHYRHILLS, FL 33540

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

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

Dated this 29 day of March, 2024.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
19-401592 - NaC
April 5, 12, 2024 24-00574P

--- ACTIONS / SALES ---

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.: 2023CA004136CAAXWS UNITED WHOLESAL MORTGAGE, LLC. PLAINTIFF, vs. THERESA EADEROSO A/K/A THERESA A. EADEROSO, ET AL., DEFENDANT(S). TO: Theresa Eaderoso A/K/A Theresa A. Eaderoso Last Known Address: 5645 Hamilton Harbor Dr, New Port Richey, FL 34652 Current Residence: UNKNOWN TO: Unknown Spouse of Theresa Eaderoso A/K/A Theresa A. Eaderoso Last Known Address: 5645 Hamilton Harbor Dr, New Port Richey, FL 34652 Current Residence: UNKNOWN TO: Unknown Tenant in possession of the subject property Last Known Address: 5645 Hamilton Harbor Dr, New Port Richey, FL 34652 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 21, TROUBLE CREEK VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 45 AND 46, 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 MAY 6TH, 2024, within or before a date

at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court this March 27, 2024 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) 2023CA004136CAAXWS 03-27-2024 02:01 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004136CAAXWS 03-27-2024 02:01 PM Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 210 N. University Drive, Suite 900 Coral Springs, FL 33071 April 5, 12, 2024 24-00559P

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 51-2023-DR005300-ES IN RE: THE INTEREST OF: C.B.M. a minor child, C.M., a minor child, C.B.M., a minor child, C.J.M., a minor child, C.J.M., a minor child, TO: SHAWNA COLLEEN BILLIE 402 Adams Avenue Apt. F Cape Canaveral, Florida 32920-2836 YOU ARE HEREBY NOTIFIED that an action for Petition for Termination of Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners' attorney, Laurie R. Chane, Esquire, whose address is 14206 5th Street, Dade City, FL 33523, on or before 5-6-2024 and file the original with the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523, before service on counsel for the Father or immediately thereafter. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition for Termination of Parental Rights. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523. You must keep the Clerk of the Circuit Court's office notified of your cur-

rent address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. 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. DATED at Dade City, Pasco County, Florida this 28 day of March, 2024. CLERK OF THE CIRCUIT COURT By: /s/ Nikki Alvarez-Sowles Petitioners' attorney, Laurie R. Chane, Esquire, 14206 5th Street, Dade City, FL 33523 April 5, 12, 19, 26, 2024 24-00556P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA003762CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. NICHOLAS A. MCDONALD AND VALERIE L. MCDONALD, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2023CA003762CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and NICHOLAS A. MCDONALD; VALERIE L. MCDONALD 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 24, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 19 AND 20, BLOCK 88, A MAP OF THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5540 8TH ST, ZEPHYRHILLS, FL 33542 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 29 day of March, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@rasg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@rasg.com 23-122235 - NaC April 5, 12, 2024 24-00573P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024CA000468CAAXWS BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROLYN GEORGE AKA CAROLYN M. GEORGE, DECEASED, et al, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROLYN GEORGE AKA CAROLYN M. GEORGE, DECEASED Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 698, GULF HIGHLANDS, UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. A/K/A 11710 PAIGE 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 default will be entered against you for the relief demanded in the Complaint or petition. Due on or before May 6th, 2024 This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this court on this 2nd day of April, 2024. Clerk of the Circuit Court (SEAL) By: /s/ Haley Joyner Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR-23-015674 April 5, 12, 2024 24-00588P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2023-CA-003168 WS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST NEIL LITVIN, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in Case No. 51-2023-CA-003168 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nacionstar Mortgage LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Neil Litvin, deceased, Bruce Lawner, Bonnie Leibowitz, Mark Lawner, Frank Cretella, Ilisa Cavaliere, PNC Bank, National Association, Henry Polis, Hidden Lakes Estates Residential, Inc, Unknown Party #1 NIKIA Thomas Biddinger, Unknown Party #2 NIKI A Anthony Menicola, 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 July 1, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 33, HIDDEN LAKE ESTATE UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

10, PAGE 80, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/KIA 10312 BEECHCRAFT STREET NEW PORT RICHEY FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 28 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/ Charline Calhoun Florida Bar #16141 AM - 23-002354 April 5, 12, 2024 24-00572P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000572CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILLINGTON, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILLINGTON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1297, THE LAKES, UNIT EIGHT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 120 AND 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 05/06/2024 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this March 28, 2024 CLERK OF THE CIRCUIT COURT (SEAL) 2024CA000572CAAXWS 03-28-2024 3:38 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000572CAAXWS 03-28-2024 3:38 PM Deputy Clerk: Haley Joyner ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@rasg.com 23-170013 April 5, 12, 2024 24-00570P

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.: 51-2023-CA-004291 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JARED S. MUTO; VILLAGE ON THE POND COMMUNITY ASSOCIATION, INC.; BREANNA MUTO; 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 09 day of May, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 8, VILLAGE ON THE POND PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 6 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1949 CLOVERDALE CT, LUTZ, FL 33549 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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 27 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 23-02214 April 5, 12, 2024 24-00558P

Q&A How much do legal notices cost? The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com. The public is well-served by notices published in a community newspaper. VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2024CA000104CAAXWS Freedom Mortgage Corporation Plaintiff, vs. Scott Clark Graber II; Marion Theresa Graber; Asturia Property Owners Association, Inc. Defendants.

TO: Scott Clark Graber and Marion Theresa Graber Last Known Address: 15157 Aviles Parkway Odessa, FL 33556

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

LOT 12, BLOCK 22, ASTURIA PHASE 2A & 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 1 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

before May 6th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on April 3rd, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

File# 23-F01691 April 5, 12, 2024 24-00591P

FIRST INSERTION

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

CASE NO.: 2023-CA-003091 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF MARY M RODRIGUEZ A/K/A MARY RODRIGUEZ, et al, Defendants.

To: SHARON RODRIGUEZ -GIBNER 6004 N ROME AVE TAMPA, FL 33604 JASON RODRIGUEZ 7137 RYMAN LOOP ZEPHYRHILLS, FL 33540-9999 DAPHNE RODRIGUEZ 12401 ORANGE GROVE, APT 1114 TAMPA, FL 33618-3400 LAST KNOWN ADDRESS: STATED, CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 10, LAURELWOOD AT SILVER OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 110, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando De-

luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before May 6th, 2024 30 days from the first publication, otherwise a Judgment may 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 (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.

WITNESS my hand and seal of said Court on the 2nd day of April, 2024.

Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner Deputy Clerk

DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 23-05535-1 April 5, 12, 2024 24-00589P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2024CA000233CAAXWS Freedom Mortgage Corporation Plaintiff, vs.

Diana L. Hartman a/k/a Diana Hartman f/k/a Diana Arriola; et al Defendants.

TO: Unknown Spouse of Irene M. Thomas a/k/a Irene F. Brown Last Known Address: 6340 Radford St. Spring Hill, FL 34606

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

THE NORTH 1/2 OF TRACT 160, OF THE UNRECORDED PLAT OF, THE HIGHLANDS, BEING FURTHER DESCRIBED AS THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2001 REGE DOUBLEWIDE MOBILE HOME IDENTIFICATION NUMBER N18257A, TITLE NUMBER 81894219 AND IDENTIFICATION NUMBER N18257B, TITLE NUMBER 81894141.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC.,

the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before May 6th, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on April 3rd, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

File# 24-F00096 April 5, 12, 2024 24-00593P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2024CA000163CAAXWS Wells Fargo Bank, N.A. Plaintiff, vs.

Marilyn S. Bellinger; Unknown Spouse of Marilyn S. Bellinger Defendants.

TO: Marilyn S. Bellinger and Unknown Spouse of Marilyn S. Bellinger Last Known Address: 6403 Bonaire Avenue New Port Richey, FL 34653

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

LOT 107, HILLANDALE UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 108, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before May 6th, 2024, and file the original

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

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

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

DATED on April 3rd, 2024. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk

File# 23-F02303 April 5, 12, 2024 24-00592P



SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

Business Observer

11/20/2006_1/20

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

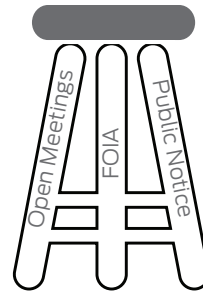


Business Observer

11/20/2006_1/20

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

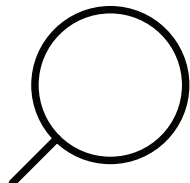


Citizens continue to learn about vital civic matters from newspaper notices.

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

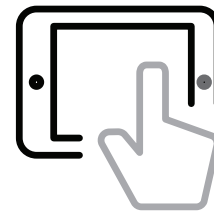
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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 PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 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

SECOND 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
Carriann 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 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,
stacey@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Mar. 29; Apr. 5, 2024 24-00510P

SECOND 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 LIVING 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Petitioner: /s/ Christina Deguzman

Christina Deguzman
5100 Spectacular Bid Dr.
Wesley Chapel, FL 33544
Petitioner: /s/ 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
Mar. 29; Apr. 5, 2024 24-00494P

--- PUBLIC SALES ---

SECOND INSERTION

Affordable Secure Storage - Hudson Public Notice of Sale

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

certificates required if applicable.

A08: Paul Ney
A 17 : Paul Ney
C15 : Paul Ney
I08: 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. Mar. 29; Apr. 5, 2024 24-00513P

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 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 Foreclosure:

LOT 184, BEACON WOODS EAST, SANDPIPER VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 67 THROUGH 71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 13001 SIRIUS LN HUDSON FL 34667

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

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

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

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

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

Dated this 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.
AM - 22-003368
Mar. 29; Apr. 5, 2024 24-00529P

SECOND INSERTION

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 Point-of-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 Point-of-Beginning. Together with that certain 1995, 60x28, Harbor Springs, mobile home with Serial Number: GAFLS54A76495HS21 and GAFLS54B76495HS21.

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 for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (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.

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.com
Attorney for Plaintiff
TDP File No. 18-001623-1
Mar. 29; Apr. 5, 2024 24-00512P

PUBLIC SALE NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2021-CP-001179
IN RE: ESTATE OF
GIOVANNI COCO a/k/a
JOHN COCO,
Deceased.

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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
E-Mail: service@ddpalaw.com
Secondary E-Mail:
paralegal2@ddpalaw.com
Mar. 29; Apr. 5, 2024 24-00508P

SECOND 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

SECOND INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
BARBARA L. CYCAN

Barbara L. Cycin
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

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is March 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.com
Mar. 29; Apr. 5, 2024 24-00493P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
Email: Dmoses22@aol.com;
Dennis@attypip.com
Secondary Email: Suzie@attypip.com
Mar. 29; Apr. 5, 2024 24-00495P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 2024-CP-000048
IN RE: ESTATE OF
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, 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 INTERESTED 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 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 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 WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 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

SECOND 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 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
Mar. 29; Apr. 5, 2024 24-00515P

SECOND 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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
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

--- PUBLIC SALES ---

SECOND 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 VIN: 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

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 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@mosleyestatalaw.com
Mar. 29; Apr. 5, 2024 24-00517P

SECOND INSERTION

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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 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
Mar. 29; Apr. 5, 2024 24-00528P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000408CPAXWS
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY 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



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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

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

--- SALES / ACTIONS ---

SECOND 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

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.: 2024CA000345CAAXES
SEATTLE BANK PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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, Devises, 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 Marie McGarey A/K/A Shelly McGary
Last Known Address: 26933 Carmen Pl, Lutz, FL 33559
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devises, 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, MI 49022
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LO T 85, QUAIL HOLLOW VILLAGE UNIT 2, PHASE A, ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 11 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 04/29/24, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this MAR 22 2024.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court (SEAL)
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

SECOND 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, LLC, 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 following described property as set forth in said Final Judgment, to wit:
TRACT 109, WILLIAMS ACRES NO. 1, UNRECORDED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 IDENTIFICATION NUMBER 1056 AND FLORIDA TITLE NUMBER 0003424447, WHICH MOBILE HOME TITLE IS BEING CANCELLED/RETIRED. THE MOBILE HOME IS PERMANENTLY AFFIXED TO THE PROPERTY.
TOGETHER WITH THAT 2021 MOBILE HOME PERMANENTLY AFFIXED BEARING HUD LABEL NUMBERS FLA 868352 & FLA 868351

PROPERTY ADDRESS: 5022 CAROL DRIVE, WESLEY CHAPEL, FL 33543
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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
23-03779
Mar. 29; Apr. 5, 2024
24-00490P

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.: 2024CA000184
DIVISION: J4
DYW MORTGAGE CAPITAL, INC., Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVEISEES, BENEFICIARIES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KEVIN L. BROOKS, DECEASED, et al., Defendants.
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 26, 2024, and entered in Case No. 2024CA000184 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which DYW MORTGAGE CAPITAL, INC., is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, 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; TIMBER LAKE ESTATES, INC.; ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT are defendants, 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

with chapter 45 Florida Statutes, Pasco 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 UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AS RECORDED IN OFFICIAL RECORD 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 RECORD BOOK 1468, PAGE 141, AND OFFICIAL RECORD BOOK 1528, PAGE 481, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 33 THROUGH 36, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS AND/OR SUPPLEMENTS THERETO. TOGETHER WITH 1986 BERK MOBILE HOME
ID #FLBS2AG143208177 AND FLBS2BG143208177
APN #: 19-26-21-0040-00000-0200
PROPERTY ADDRESS: 34321 COUNTRYSIDE DR., 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 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
Mar. 29; Apr. 5, 2024
24-00492P

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT
IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE#: 2022CA003149CAAXWS
DIVISION: J2
PNC Bank, National Association Plaintiff, vs.- Henry Polis, as Personal Representative of the Estate of Neil Litvin; Henry L. Polis a/k/a Henry Polis; Frank G. Cretella a/k/a Frank Cretella a/k/a Frankie Cretella; Unknown Spouse of Henry L. Polis a/k/a Henry Polis; Unknown Spouse 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, through, under and against the above named Defendant(s)
TO: Unknown Spouse of Frank G. Cretella 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 11697
Residence unknown, if living, including

the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the March 22, 2024.
/s/ Nichole Alvarez-Sowles
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2022CA003149CAAXWS
03-22-2024 10:56 AM
Deputy Clerk: Haley Joyner
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
22-327703FC01 NCM
Mar. 29; Apr. 5, 2024
24-00505P

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.: 2023CA004329CAAXWS
MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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 M. MORINE, ET AL., DEFENDANT(S).
TO: Unknown Heirs, Beneficiaries, Devises, 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 M. Morine
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, Devises, 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 Paul W. Jankura
Last Known Address: 518 NW 27th Ave, Gainesville, FL 32609
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devises, 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
Last Known Address: 12274 SW 69th Tr, Lake Butler, FL 32054
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 2359, BEACON WOODS FAIRVIEW VILLAGE, ACCORDING 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, 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 or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this March 25, 2024
NIKKI ALVAREZ-SOWLES, ESQ.
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
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
Mar. 29; Apr. 5, 2024
24-00511P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
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. 2023CA003931CAAXWS 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, to-wit:
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: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-06813FL
Mar. 29; Apr. 5, 2024
24-00522P

THIRD 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

--- SALES ---

SECOND 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 benefited lands within the District, more fully described in the Amended Master Assessment Methodology Report dated March 25, 2024. The proposed bonds will fund 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	OWNER	UNIT	TOTAL UNITS	TOTAL DEBT	TOTAL MADS ⁽¹⁾	PRINCIPAL PER ACRE	MADS PER ACRE ⁽¹⁾
Refer to Legal Description in Appendix IV	CRCG One LP, CRCG Two LP, CR Pasco Development 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.

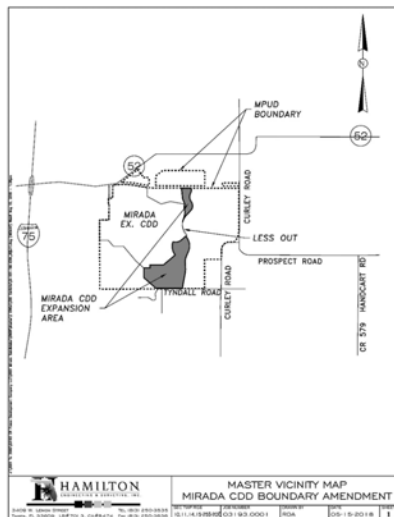
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District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

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 (Assessment 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 Assessment Methodology Report dated March 25, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution 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.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional 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.
- 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.
- 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.
- 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 24-00514P

--- ACTIONS ---

SECOND 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
ESTATE OF SANDRA BARNES
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 Devises of Sandra Barnes a/k/a Sandra Elise Barnes
8019 Colton Dr.
Port Richey FL 34668
Sherika Barnes
8019 Colton Dr.
Port Richey 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 Richey 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 following described property in Pasco 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.

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
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003698CAAXWS
03-26-2024 11:56 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

SECOND 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,
Plaintiff, vs.
JUNIOR A. MATIAS AKA JUNIOR
MATIAS, et al,
Defendant(s).**
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 29th, 2024

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

**See the Americans with Disabilities Act

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

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

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 26th day of March, 2024.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
AR - 23-000843
Mar. 29; Apr. 5, 2024 24-00521P

SECOND 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, DEWISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF JULIE J. GREEN, ET
AL.,
DEFENDANT(S).**

TO: Kippy Charles Kippy Charles Bozeat 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 Miner
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 ESTATES, UNIT NINE, ACCORDING 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 24-00491P