

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on April 24, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Jillian Minichino
District Manager
April 12, 2024 24-00599P

FIRST INSERTION

**NOTICE OF MEETINGS
ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR BOARD
OF SUPERVISORS MEETING**

The Zephyr Ridge Community Development District Audit Committee will meet on Monday, April 22, 2024 at 5:00 p.m. at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Zephyr Ridge Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood
District Manager
April 12, 2024 24-00605P

FIRST INSERTION

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS SPECIAL MEETING**

Notice is hereby given that a special meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, April 25, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to provide District Management and Amenity Management companies with the opportunity to present their proposals for their services.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 737.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 737. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District
Sydney Viera, District Manager
(321) 263-0132, Ext. 737
April 12, 2024 24-00606P

FIRST INSERTION

**NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, April 26, 2024, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 12, 2024 24-00626P

FIRST INSERTION

**NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, April 26, 2024, at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 12, 2024 24-00627P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 30, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line April 12, 2024, at 6:00am and ending April 30, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Chris Cunningham	B054
Kim Dye	E016
Chris Elliott	I024
Christopher M. Garcia II	I008
Carmene Gigi	B007
Stephanie Lee Heineman	D019
Desmond Kiefer-Gray	C054
Lacie A. Snyder	I402
Linda D. Williams	E011
April 12, 19, 2024	24-00610P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that TAMMY M PERRY, KIAN A MALONE, LAUREN P ARROYO, OWNERS, desiring to engage in business under the fictitious name of FRAME-FARMING RANCHING AQUACULTURE MINORITY ENTERPRISE, LLC located at 18161 HUNTERS MEADOW WALK, LAND O LAKES, FLORIDA 34638 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.

April 12, 2024 24-00608P

FIRST INSERTION

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 892002 from Park 52 Logistics, LLC., north of SR52 and east of Corporate Lake Blvd in Tampa, FL. Application received April 5th, 2024. Proposed activity: Construction of five (5) warehouse distribution buildings on an 83.40-acre property. Project name: Park 52 Logistics. Project size: 83.40 Acres. Location: Section(s) 09 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.waterrmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

April 12, 2024 24-00607P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 04/29/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

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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 SaiberAssist located at 27027 STATE ROAD 56 in the City of WESLEY CHAPEL, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2024. SAIBERVET, L.L.C.

April 12, 2024 24-00629P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Florida Candle Studio located at 7842 Land O'Lakes Blvd 174, in the County of Pasco, in the City of Land O Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 9th day of April, 2024. FLORIDA CANDLE STUDIO LLC

April 12, 2024 24-00628P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 24-CP-000271
IN RE: ESTATE OF
GREGORY A. PORTER,
Deceased**

The administration of the estate of GREGORY A. PORTER, deceased, whose date of death was November 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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: April 12, 2024.

Personal Representative:
Susan E. Porter
8326 Bluevine Sky Drive
Land O' Lakes, Florida 34637

Attorney for Personal Representative:
Jamil G. Daoud, Esq.
Florida Bar No. 25862
Foley & Lardner LLP
100 North Tampa Street, Suite 2700
Tampa, Florida 33602
Telephone: (813) 229-2300
Attorney E-Mail: jdaoud@foley.com
April 12, 19, 2024 24-00603P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
File No.
DIVISION: PROBATE
IN RE: THE ESTATE OF
GLORIA MENDOZA,
Deceased.**

The administration of the estate of GLORIA MENDOZA, deceased, whose date of death was December 17, 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 April 12, 2024.

Personal Representative:
Gabriel Francisco Green
Cell: (904) 505-9014

E-Mail: green.gabriel@hotmail.com
Attorney for Personal Representative:
/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: (813) 929-7300
Fax: (813) 929-7325
E-Mail: service@jowanna.com
April 12, 19, 2024 24-00619P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2023-CP-001078
IN RE: ESTATE OF
STEPHEN LESLIE RHEA
Deceased.**

The administration of the estate of Stephen Leslie Rhea, deceased, whose date of death was May 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 April 12, 2024.

Personal Representative:
Jennifer Samuels
13 Spinnaker Ln.

New Orleans, Louisiana 70124
Attorney for Personal Representative:
Lauren N. Richardson, for the Firm
LAUREN RICHARDSON LAW PLLC
4623 NW 53rd Avenue, Suite 1
Gainesville, FL 32653
Telephone: (352) 204-2224
E-Mail:
lauren@laurenrichardsonlaw.com
April 12, 19, 2024 24-00604P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001705
Probate Division
IN RE: ESTATE OF
ANITA A. BOYLAN
Deceased.**

The administration of the estate of ANITA A. BOYLAN, deceased, whose date of death was July 19, 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 April 12, 2024.

Personal Representative:
CAMILLE WHITE-PARTAIN
1450 Emerson Ave

McLean, VA 22101
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
E-mail Addresses:
twalser@floridaproabtefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste 101
Boca Raton, Florida 33487
April 12, 19, 2024 24-00618P

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

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
- Simply email your notice to legal@businessobserverfl.com

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LV20878_V.5

FLORIDA'S NEWS PAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000130
IN RE: ESTATE OF DANIEL J. GREER
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 Daniel J. Greer, deceased, File Number 2024-CP-000130, 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 19, 2023; that the total value of the estate, including homestead and exempt property, is \$308,153, and that the names and addresses of those to whom it by such order are:

Name Address
Daniel J. Greer II
1197 Rocky Ridge Trail
Flint, MI 48532
Douglas S. Greer
749 Arthur Drive, Apt. 6
Grass Lake, MI 49240

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 April 12, 2024.

Person Giving Notice:
/s/ Daniel J. Greer II
Daniel J. Greer II
1197 Rocky Ridge Trail
Flint, Michigan 48532
Attorney for Person Giving Notice
/s/ William Rambaum
William Rambaum
Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
jherny@plglawyer.com
April 12, 19, 2024 24-00620P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-354
IN RE: ESTATE OF LEAH H. MCKENZIE, A/K/A LEAH MCKENZIE
Deceased.

The administration of the estate of Leah H. McKenzie, a/k/a Leah McKenzie, deceased, whose date of death was September 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12, 2024.

Personal Representative:
/s/ Donald S. McKenzie
Donald S. McKenzie
1491 Puget Dr. E.
Port Orchard, Washington 98366
Glenn C. McKenzie
121 Castebay Ln.
Landenberg, PA 19350
Attorney for Personal Representative:
/s/ Richard A. Venditti
Richard A. Venditti, Esquire
Attorney for Petitioners
Florida Bar Number: 280550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
E-Mail: richard@tarponlaw.com
Secondary E-Mail:
celeste@tarponlaw.com
April 12, 19, 2024 24-00617P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-530
IN RE: ESTATE OF MAUREEN T. BELLINGER
Deceased.

The administration of the estate of MAUREEN T. BELLINGER, deceased, whose date of death was March 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 12, 2024.

Personal Representative:
/s/ Robert J Bellinger
Robert J Bellinger (Mar 21, 2024 10:55 EDT)
ROBERT J. BELLINGER
17 Lawson Avenue
Rockville Centre, New York 11570
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
April 12, 19, 2024 24-00615P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512024CP000447CPAXWS
Division I/J
IN RE: ESTATE OF MICHELE IRENE NOURY
Deceased.

The administration of the estate of MICHELE IRENE NOURY, deceased, whose date of death was February 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 12, 2024.

Personal Representative:
BENJAMIN ANTONIO NOURY
5301 Raintree Circle
Culver City, California 90230
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
April 12, 19, 2024 24-00616P

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 2024CA000334CAAXES
MARTIN LEE FRIEDRICH
and DAWN MARIE PEYER
FRIEDRICH, a married couple,
Plaintiffs, v.
ROSE GNUSCHKE, an individual,
BRUCE GNUSCHKE, an individual,
PAUL GNUSCHKE, an individual,
PATRICK GNUSCHKE, an individual, and the UNKNOWN HEIRS OF RAYMOND GNUSCHKE,
Defendants.

TO: UNKNOWN TENANT #1, UNKNOWN TENANT #2, UNKNOWN HEIRS OF RAYMOND GNUSCHKE, Devises, Grantees, Assignees, Creditors and Lienors of RAYMOND GNUSCHKE, deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s):

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following real property located in Pasco County, Florida:

6132 Ellerbee Road
Wesley Chapel, Florida 33545
Parcel No.
04-26-20-0000-01100-0010
THE SOUTH 230.00 FEET OF THE WEST 395 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

has been filed against you and you are requested to serve a copy of your written defenses, if any, to said action on plaintiff's attorney, Charles A. Carlson, Esq., whose address is Older Lundy Koch & Martino, 1000 West Cass Street, Tam-

paignee, Assignees, Creditors and Lienors of RAYMOND GNUSCHKE, deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s):

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following real property located in Pasco County, Florida:

6132 Ellerbee Road
Wesley Chapel, Florida 33545
Parcel No.
04-26-20-0000-01100-0010
THE SOUTH 230.00 FEET OF THE WEST 395 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

has been filed against you and you are requested to serve a copy of your written defenses, if any, to said action on plaintiff's attorney, Charles A. Carlson, Esq., whose address is Older Lundy Koch & Martino, 1000 West Cass Street, Tam-

pa, Florida 33606 within thirty days (3) of the date of first publication, and to 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. DUE ON OR BEFORE MAY 13TH, 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 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 this April 4 2024
NIKKI ALVAREZ-SOWELS, ESQ.
PASCO COUNTY CLERK AND
COMPTROLLER
(SEAL)
2024CA000334CAAXES 04-04-2024
04:28 PM
/s/ Nikki Alvarez-Sowles
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA000334CAAXES 04-04-2024
04:28 PM
Deputy Clerk: Haley Joyner
Apr. 12, 19, 26; May 3, 2024
24-00601P

Dated on this April 4 2024
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Apr. 12, 19, 26; May 3, 2024
24-00601P

--- SALES ---

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. 2023CA000470CAAXWS

CARRINGTON MORTGAGE SERVICES, 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 LARRY D. MANNING, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA000470CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY D. MANNING, DECEASED, UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ARLENE RABAJA 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 30, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 149, RIDGE CREST GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 4 THROUGH 7, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.
Property Address: 8640 SPANISH MOSS DRIVE, PORT RICHEY, FL 34668

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 5 day of April, 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: flmail@raslg.com
22-086628 - EuE
April 12, 19, 2024 24-00612P

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. 2022CA002519CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNELIESE T. KOTACKA, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 01, 2024, and entered in 2022CA002519CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIG

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.:
2024CA000222CAAXWS
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST ZENA BARTOLOTTA,
DECEASED, et al,
Defendant(s).

CEASED
Last Known Address: Unknown
Current Address: Unknown
BYRALLAINE BELL
YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Pasco County,
Florida:
ALL THE FOLLOWING DE-
SCRIBED LAND, SITUATED,
LYING AND BEING IN PASCO
COUNTY, FLORIDA TO-WIT:
LOT ONE HUNDRED THIRTY-
THREE (133) OF THE UNRE-
CORDED PLAT OF PONDERO-
SA PARK UNIT TWO, BEING A
PORTION OF THE EAST 1/2 OF
THE WEST 1/2 OF SECTION 3,
TOWNSHIP 25 SOUTH, RANGE
16 EAST, PASCO COUNTY,
FLORIDA, FURTHER DE-
SCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH-
EAST CORNER OF THE
SOUTHWEST 1/4 OF SAID

SECTION 3, THENCE RUN
NORTH 1 DEGREE 30 MIN-
UTES 58 SECONDS EAST, A
DISTANCE OF 50 FEET TO
THE NORTH RIGHT-OF-WAY
LINE OF STATE ROAD NO. 52
AS IT IS NOW ESTABLISHED;
THENCE RUN ALONG SAID
RIGHT-OF-WAY. NORTH 89
DEGREES 26 MINUTES 15 SEC-
ONDS WEST, A DISTANCE OF
667.82 FEET; THENCE NORTH
1 DEGREE 31 MINUTES 18
SECONDS EAST, A DISTANCE
OF 956 FEET FOR A POINT OF
BEGINNING; THENCE NORTH
89 DEGREES 26 MINUTES 15
SECONDS WEST, A DISTANCE
OF 108 FEET; THENCE NORTH
1 DEGREE 31 MINUTES 18
SECONDS EAST, A DISTANCE
OF 50 FEET; THENCE SOUTH
89 DEGREES 26 MINUTES 15
SECONDS EAST, A DISTANCE
OF 108 FEET; THENCE SOUTH

1 DEGREE 31 MINUTES 18
SECONDS WEST, A DISTANCE
OF 50 FEET TO THE POINT OF
BEGINNING MINUTES THE
WEST 25 FEET THEREOF BE-
ING SUBJECT TO AN EASE-
MENT FOR PUBLIC ROAD
RIGHT-OF-WAY AND/OR
UTILITIES; ALSO THE EAST 6
FEET THEREOF BEING SUB-
JECT TO AN EASEMENT FOR
UTILITIES.
TOGETHER WITH A MOBILE
HOME LOCATED THEREON
AS A PERMANENT FIXTURE
AND APPURTENANCE THERE-
TO, DESCRIBED AS A 2006
DOUBLEWIDE PALM MOBILE
HOME BEARING TITLE NUM-
BERS: 96189182 AND 961892381
VIN NUMBERS: N812917A AND
N812917S.
A/K/A 12120 HORSESHOE
LANE HUDSON FL 34667
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 publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiffs attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition on or
before 5/13/2024.
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 provi-
sion of certain assistance. Please contact:
Public Information Dept., Pasco
County Government Center, 7530
Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New
Port Richey or 352.521.4274, ext 8110

(voice) in Dade City or 711 for the hear-
ing impaired.
Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time before
the scheduled appearance is less than
seven days.
The court does not provide trans-
portation 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 3 day of April, 2024.
Clerk of the Circuit Court
(SEAL) By: /s/ Michelle Elkins
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
AR-23-015921
April 12, 19, 2024 24-00597P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2022CA001692CAAXWS
MIDFIRST BANK
Plaintiff, v.
DOUGLAS R. NIGHTINGALE;
MISTY R. NIGHTINGALE;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; MILL RUN
HOMEOWNERS ASSOCIATION
OF PASCO, INC.
Defendants.
Notice is hereby given that, pursuant
to the Final Judgment of Foreclosure
entered on April 04, 2024, in this
cause, in the Circuit Court of Pasco
County, Florida, the office of Nikki
Alvarez-Sowles, Esq. - AES, Clerk of
the Circuit Court, shall sell the prop-
erty situated in Pasco County, Florida,
described as:
LOT 39, BLOCK F, MILL
RUN PHASE ONE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 27, PAGES
125 THROUGH 129, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
a/k/a 4715 MEADOWSWEET
CT, NEW PORT RICHEY, FL
34653-6316
at public sale, to the highest and best
bidder, for cash, online at www.pasco.
realforeclose.com, on May 14, 2024 be-

ginning at 11:00 AM.
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port 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 immedi-
ately upon receiving this notification if
the time before the scheduled appear-
ance is less than seven days.
Dated at St. Petersburg, Florida
this 8th day of April, 2024.
eXL Legal, PLLC
Designated Email Address:
effling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000008035
April 12, 19, 2024 24-00630P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
2024CA000529CAAXWS
UNITED WHOLESALERE
MORTGAGE, LLC,
Plaintiff, vs.
BRIDGET TODD; JOSE WAREZ;
DINERO LINE PROPERTY
SOLUTIONS, LLC; PENNY BAGS
INVESTMENTS LLC; GULF
HARBORS BEACH CLUB, INC.
A/K/A GULF HARBORS MASTER
ASSOCIATION, INC.; GULF
HARBORS WOODLANDS
ASSOCIATION, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
BRIDGET TODD
(LAST KNOWN ADDRESS)
7347 DAGWOOD CRES
SPRING HILL, FLORIDA 34607
JOSE JUAREZ
(LAST KNOWN ADDRESS)
4431 MITCHER ROAD
NEW PORT RICHEY, FLORIDA
34652
YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on
the following described property:
LOT 438, GULF HARBORS
WOODLANDS, SECTION 30-
D, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 16,
PAGE(S) 126 THROUGH 132,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
a/k/a 4431 MITCHER ROAD,
NEW PORT RICHEY, FLORIDA
34652
has been filed against you and you are
required to serve a copy of your writ-

ten defenses, if any, to it, on Kahane &
Associates, P.A., Attorney for Plaintiff,
whose address is 1619 NW 136th Av-
enue, Suite D-220, Sunrise, FLORIDA
33323 on or before MAY 13TH, 2024,
a date which is within thirty (30) days
after the first publication of this Notice
in the BUSINESS OBSERVER and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.
This notice is provided pursuant to
Administrative Order 2010-045 PA/PI-
CIR "If you are a person with disability
who needs any accommodation in order
to participate in this proceeding, you
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tact Public Information Dept., Pasco
County Government Center, 7530 Little
Rd., New Port Richey, FL 34654; (727)
847-8110 (V) for proceedings in New
Port Richey; (352) 521-4274, ext. 8110
(V) for proceedings in Dade City at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711."
WITNESS my hand and the seal of
this Court this April 9, 2024
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
23-00302 NML
April 12, 19, 2024 24-00623P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2024CA000610CAAXWS
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.
JOSE MARTINEZ, ET AL.
Defendants.
To the following Defendant(s):
JOSE MARTINEZ (CURRENT RESI-
DENCE UNKNOWN)
Last Known Address: 9481 TRUMPET
VINE LOOP, TRINITY, FL 34655
UNKNOWN TRUSTEE OF PASCO
10115 BUSINESS TRUST (CURRENT
RESIDENCE LNKNOWN)
Last Known Address: 9481 TRUMPET
VINE LOOP, TRINITY, FL 34655
UNKNOWN TRUSTEE OF PASCO
ONE 20201 TRUST (CURRENT
RESIDENCE UNKNOWN)
Last Known Address: C/O FLEET FI-
NANCIAL 4604 49TH ST N 167 ST
ST. PETERSBURG, FL 33709
STILLBOOK 22 LLC (CURRENT
RESIDENCE UNKNOWN)
Last Known Address: 9481 TRUMPET
VINE LOOP, TRINITY, FL 34655
THOUSAND OAKS EAST PHASE 5
HOMEOWNERS ASSOCIATION 2
LLC (CURRENT RESIDENCE UN-
KNOWN)
Last Known Address: 9481 TRUMPET
VINE LOOP, TRINITY, FL 34655
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
LOT 16, IN BLOCK I, OF
THOUSAND OAKS EAST
PHASE V, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 66,
PAGE 45, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.
A/K/A 9481 TRUMPET VINE
LOOP, TRINITY FL 34655
has been filed against you and you are
required to serve a copy of your written

defenses, if any, to J. Anthony Van Ness,
Esq. at VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff, whose ad-
dress is 1239 E. NEWPORT CENTER
DRIVE, SUITE #110, DEERFIELD
BEACH, FL 33442 on or before May
13, 2024 and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immedi-
ately thereafter; otherwise a default will
be entered against you for the reliefde-
manded in the complaint. This notice is
provided to Administrative Order No.
2065.
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center, 7530
Little Rd., New Port Richey, FL 34654;
Phone: 727.847.8110 (voice) in New Port
Richey, 352.521.4274, ext 8110 (voice)
in Dade City, Or 711 for the hearing
impaired. Contact should be initiated
at least seven days before the scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is
less than seven days. The court does
not provide transportation and cannot
accommodate such requests. Persons
with disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.
WITNESS my hand and the seal of
this Court this day of APR 04 2024.
Nikki Alvarez-Sowles, Esq.
PASCO COUNTY CLERK OF COURT
By /s/ Michelle Elkins
As Deputy Clerk
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
CR18616-23/cam
April 12, 19, 2024 24-00602P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 000419
NEXUS NOV ALLC,
Plaintiff, vs.
DAVID C. FORD II; et al.,
Defendant(s).
TO: David C. Ford II
Last Known Residence: 17708 Coyote
Rd Hudson, FL 34667
TO: Unknown Spouse of David C. Ford
II
Last Known Residence: 17708 Coyote
Rd Hudson, FL 34667
YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in PASCO County,
Florida:
TRACT 21 OF THE UNRE-
CORDED PLAT OF HUDSON
GROVE ESTATES NORTH
SECTION, BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
COMMENCE AT THE
NORTHWEST CORNER OF
SAID SECTION 9; THENCE
RUN ALONG THE WEST
LINE OF SAID SECTION 9,
SOUTH 0 DEGREES 45 MIN-
UTES 26 SECONDS EAST, A
DISTANCE OF 1,333.31 FEET
FOR A POINT OF BEGIN-
NING; THENCE NORTH 89
DEGREES 36 MINUTES 05
SECONDS EAST A DISTANCE
OF 532.68 FEET; THENCE
SOUTH 0 DEGREES 45 MIN-
UTES 32 SECONDS EAST, A
DISTANCE OF 322.54 FEET;
THENCE SOUTH 89 DE-
GREES 33 MINUTES 40 SEC-
ONDS WEST A DISTANCE OF
532.66 FEET TO THE WEST
LINE OF SAID SECTION 9;
THENCE ALONG THE WEST
LINE OF SAID SECTION 9,
NORTH 0 DEGREES 45 MIN-
UTES 26 SECONDS WEST A
DISTANCE OF 322.91 FEET
TO THE POINT OF BEGIN-
NING; LESS THE WEST 25
FEET THEREOF FOR PUB-
LIC ROAD RIGHT RIGHT-
OF-WAY AND/OR UTILI-
TIES, THE ABOVE BEING IN
SECTION 9 TOWNSHIP 24
SOUTH, RANGE 17 EAST PAS-
CO COUNTY, FLORIDA.
TOGETHER WITH A MO-

BILE HOME, YEAR: 1988,
MAKE: CRESCENT LIM-
ITED, MODEL: REDMAN
HOMES, SERIAL NUM-
BER: 14603664A/14603664B,
WHICH IS PERMANENTLY
AFFIXED TO AND FORMS A
PART OF THE REAL PROP-
ERTY DESCRIBED HEREIN-
ABOVE, AS SET FORTH IN
DOCUMENT RECORDED ON
12/04/2018, IN BOOK 9826,
PAGE 2820.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484, on or before
May 13th, 2024, and file the original
with the clerk of this court either be-
fore service on Plaintiff's attorney or
immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint
or petition.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Public In-
formation Dept., Pasco County Gov-
ernment 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 ac-
commodate for this service. Persons
with disabilities needing transpora-
tion to court should contact their
local public transportation providers
for information regarding transpora-
tion services.
Dated on April 5th, 2024.
As Clerk of the Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1091-2717B
Ref# 7416
April 12, 19, 2024 24-00598P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023CA004548CAAXES
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE ON BEHALF
OF FINANCE OF AMERICA
SELECT MASTER TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES
OR OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST ETHEL
M. WASHINGTON AKA ETHEL
WASHINGTON AKA ETHEL MAE
WASHINGTON AKA ETHEL MAE
WATERS- WASHINGTON,
DECEASED, et al,
Defendant(s).
To: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER, OR
AGAINST ETHEL M. WASHINGTON
AKA ETHEL WASHINGTON AKA
ETHEL MAE WASHINGTON AKA
ETHEL MAE WATERS- WASHING-
TON, DECEASED
Last Known Address: Unknown
Current Address: Unknown
BYRALLAINE BELL
Last Known Address: 18002 RICH-
MOND PLACE DRIVE, APT 2927
TAMPA, FL 33643
Current Address: Unknown
YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Pasco County,
Florida:
LOT 20, BLOCK A, NORTH-
WOOD UNIT I, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
32, PAGES 69 THROUGH 77,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

A/K/A 27416 BREAKERS DRIVE
WESLEY CHAPEL FL 33544
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 publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed in the Complaint or petition on or
before 5/13/2024.
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 hear-
ing impaired.
Contact should be initiated at least
seven days before the scheduled court
appearance, or immediately upon re-
ceiving this notification if the time be-
fore the scheduled appearance is less
than seven days.
The court does not provide trans-
portation 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 3 day of April, 2024.
Clerk of the Circuit Court
(SEAL) By: /s/ Michelle Elkins
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
AR-23-010209
April 12, 19, 2024 24-00596P

FIRST INSERTION

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.
2023CA000684CAAXWS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF BARBARA J.
BORRESEN, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 29, 2024, and entered
in 2023CA000684CAAXWS of the
Circuit Court of the SIXTH Judicial
Circuit in and for Pasco County, Flori-
da, wherein NATIONSTAR MORT-
GAGE LLC is the Plaintiff and THE
UNKNOWN HEIRS, BENEFICIA-
RIES, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF BARBARA J.
BORRESEN, DECEASED; RONALD
L. BORRESEN, JR; DONNA BOR-
RESEN 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 30, 2024, the following described
property as set forth in said Final Judg-
ment, to wit:
LOT 1304 OF SEVEN SPRINGS
HOMES UNIT FIVE - A, PHASE
2, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 18, PAGE(S) 73-75,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 3634 MUR-

ROW ST, NEW PORT RICHEY,
FL 34655
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accor-
dance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 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 immedi-
ately upon receiving this notification if
the time before the scheduled appear-
ance is less than seven days. The
court does not provide transportation
and cannot accommodate such re-
quests. Persons with disabilities need-
ing transportation to court should con-
tact their local public transportation
providers for information regarding
transportation services.
Dated this 5 day of April, 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: flmail@raslg.com
22-069298 - NaP
April 12, 19, 2024 24-00611P

--- ACTIONS ---

FIRST INSERTION

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

CASE NO.:
2024CA000365CAAXES
JD PROPERTY MANAGEMENT
1, LLC,
Plaintiff, vs.
LEVENTURES, LLC,
Defendants.
To: LeVentures, LLC
(last known address)
c/o The LLC, Registered Agent
783 Avenue C
Bayonne, NJ 07002
Le Ventures, LLC
(last known address)
224 93rd Street
Brooklyn, NY 11209

YOU ARE HEREBY NOTIFIED
that an action to quiet title on the following vacant lot located in New Port Richey, FL 34654, and more fully described as follows:

Lots 27 and 28, Block 32, MOON LAKES ESTATES, UNIT FOUR, according to the plat thereof as recorded at Plat Book 4, Page 79, of the Public Records of Pasco County, Florida.
Parcel No.: 09-25-17-0040-03200-0270

has been filed against you, and you are required to serve a copy of written defenses, if any, to this action, on The Law Office of Paul A. Krasker, P.A. at 1615 Forum Place, Fifth Floor, West Palm Beach, FL 33401, and file the original with the Clerk within 30 days after the first date of publication of this notice, on or before May 5, 2024; otherwise a default judgment may be entered

against you for relief demanded in the Complaint.
This Notice of Action shall be published in the The Business Observer on April 12, 2024; April 19, 2024, April 26, 2024 and May 3, 2024. DUE ON OR BEFORE MAY 13TH, 2024

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

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 SEAL OF SAID COURT on this April 9, 2024.
Nikki Alvarez-Sowles
CLERK OF THE COURT(SEAL)

By: /s/ Haley Joyner
Deputy Clerk
The Law Office of Paul A. Krasker, P.A.,
1615 Forum Place, Fifth Floor, West Palm Beach, FL 33401,
service@kraskerlaw.com
April 12, 19, 2024 24-00624P

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.
2024CA000453CAAXWS
**SPECIALIZED LOAN SERVICING
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 JOAN D.
GEORGE, 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 JOAN D. GEORGE, DECEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SKIP H. GEORGE, 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:

**ALL THAT CERTAIN LAND
SITUATED IN PASCO COUNTY,
FLORIDA, VIZ: LOT 478, BEACON
WOODS VILLAGE FOUR,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 11, PAGES 63
THROUGH 65, 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 MAY 13TH, 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 April 9, 2024

CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-172251
April 12, 19, 2024 24-00625P

FIRST INSERTION

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

CASE No. 2018CA003757CAAXWS
**BANK OF AMERICA, N.A.,
PLAINTIFF, VS.**
ROSALIE CZILAK, ET AL.
DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 2, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on May 8, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 18 AND THE EAST-

ERLY 15 FEET OF LOT 19,
MARTHA'S VINEYARD, UNIT
2, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 69 OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

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

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

order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities

needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Ezra Scivanich
Ezra Scivanich, Esq.
FBN: 0028415
Our Case #: 18-001579/
2018CA003757CAAXWS/BOA
April 12, 19, 2024 24-00614P

FIRST INSERTION

**NOTICE TO SHOW CAUSE AND
NOTICE OF SUIT
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION NO.:**

2024-CA-000732
PARCEL NOS.: 100/704
**STATE OF FLORIDA
DEPARTMENT OF
TRANSPORTATION,
Petitioner, vs.**
**GARRISON PROPERTIES, LLC,
AN ALABAMA LIMITED
LIABILITY COMPANY, D/B/A
GARRISON EQUIPMENT
SERVICES; PASCO FLEET
SERVICE, LLC, A FLORIDA
LIMITED LIABILITY COMPANY;
R. E. GARRISON TRUCKING, INC.,
AN ALABAMA CORPORATION;
PEOPLE'S BANK OF ALABAMA,
AN ALABAMA CORPORATION;
AND PASCO COUNTY TAX
COLLECTOR,
Defendants.**

STATE OF FLORIDA TO:
Garrison Properties, LLC, an Alabama limited liability company, d/b/a Garrison Equipment Services
By Serving: Brent E. Simon, Esquire
Brent Simon Law Group
5945 Florida Avenue
New Port Richey, FL 34652
Pasco Fleet Service, LLC, a Florida limited liability company By Serving: Brent E. Simon, Esquire
Brent Simon Law Group 5945 Florida Avenue
New Port Richey, FL 34652
R. E. Garrison Trucking, Inc., an Alabama corporation Northwest Registered Agent, LLC, as registered agent
7901 4th Street N.
Suite 300
St. Petersburg, FL 33702
People's Bank of Alabama, an Alabama corporation By Serving: Robin Cummings, Registered Agent 811 2nd Ave SW
Cullman, AL 35055
Pasco County Tax Collector
By Serving: Mike Pasano or his designee East Pasco Government Center
14236 6th Street, Room 100 Dade City, FL 33523

To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 443368-4
S.R. 700/35/U.S.98
PASCO COUNTY DESCRIPTION PARCEL 100
FEE SIMPLE RIGHT OF WAY PART "A"
That portion of lands described

in Official Record Book 10432, Page 328, Public Records of Pasco County, Florida, being a portion of the Northwest 1/4 of Section 19, Township 25 South, Range 22 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of APPALOOSA TRAILS, as recorded in Plat Book 16, Page 149, Public Records of Pasco County, Florida, being marked by a 4 "x4" Concrete Monument with Disk "Simmons Land Surveying Inc PRM"; thence S 89° 57' 22" E, along the North line of said APPALOOSA TRAILS, a distance of 789.44 feet to the POINT OF BEGINNING; thence departing N 00° 02' 38" E, departing said line, 160.81 feet; thence N 32° 16' 53" E, 125.00 feet to an intersection with the Southerly existing Right of Way line of State Road 700/State Road 35 (U.S. 98) per Florida State Road Department Right of Way Map Section 1407-201; thence along said Southerly right of way line the following three (3) courses: 1) S 57° 43' 07" E, 145.62 feet; 2) N 32° 16' 53" E, 5.00 feet; 3) S 57° 43' 07" E, 361.99 feet to a point on said North line of APPALOOSA TRAILS; thence N 89° 57' 22" W, along said North line, 498.70 feet to the POINT OF BEGINNING.

Part "A" containing 1.661 acres, more or less.

**AND
PART "B"**

That portion of lands described in Official Record Book 10432, Page 328, Public Records of Pasco County, Florida, being a portion of the Northwest 1/4 of Section 19, Township 25 South, Range 22 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of APPALOOSA TRAILS, as recorded in Plat Book 16, Page 149, Public Records of Pasco County, Florida, being marked by a 4"x4" Concrete Monument with Disk "Simmons Land Surveying Inc PRM"; thence N 00° 02' 38" E, along the West line of said lands described in Official Record Book 10432, Page 328, Public Records of Pasco County, Florida, a distance of 906.94 feet to an intersection with the Southerly existing Right of Way line of State Road 700/State Road 35 (U.S. 98) per Florida State Road Department Right of Way Map Section 1407-201; thence S 57° 43' 07" E, along said Southerly right of way line, 887.96 feet; thence S 27° 40' 08" E, continuing along said Southerly right of way line, 149.57 feet to the POINT OF BEGINNING; thence continue S 27° 40' 08" E, along said Southerly right of way line, 20.18 feet; thence S 57° 43' 07" E, along said Southerly right of way line, 30.86 feet; thence S 32° 16' 53" W, departing said Southerly line, 55.00 feet; thence N 57° 43' 07" W, 123.00 feet; thence N

E, continuing along said Southerly right of way line, 149.57 feet; thence N 55° 57' 49" W, departing said Southerly line, 159.65 feet; thence N 57° 45' 30" W, 125.00 feet; thence N 52° 02' 52" W, 50.25 feet; thence N 57° 45' 30" W, 107.55 feet to the point of curvature of a curve concave Southerly having a central angle of 31° 39' 05", a radius of 425.00 feet and a chord bearing and distance of N 73° 35' 02" W, 231.80 feet; thence West-erly along said curve, 234.78 feet to the point of tangency; thence N 89° 24' 34" W, 75.89 feet to the point of curvature of a curve concave Northeast-erly having a central angle of 78° 21' 45", a radius of 158.00 feet and a chord bearing and distance of N 50° 13' 42" W, 199.64 feet; thence Northwesterly along said curve, 216.09 feet to the POINT OF BEGINNING.

Part "B" containing 2.217 acres, more or less.

Parts "A" and "B" containing a total of 3.878 acres, more or less.
F.P. NO. 443368-4
S.R. 700/35/U.S.98

**PASCO COUNTY DESCRIPTION
PARCEL 704
NON-EXCLUSIVE TEMPO-
RARY CONSTRUCTION EASE-
MENT**

That portion of lands described in Official Record Book 10432, Page 328, Public Records of Pasco County, Florida, being a portion of the Northwest 1/4 of Section 19, Township 25 South, Range 22 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of APPALOOSA TRAILS, as recorded in Plat Book 16, Page 149, Public Records of Pasco County, Florida, being marked by a 4"x4" Concrete Monument with Disk "Simmons Land Surveying Inc PRM"; thence N 00° 02' 38" E, along the West line of said lands described in Official Record Book 10432, Page 328, Public Records of Pasco County, Florida, a distance of 906.94 feet to an intersection with the Southerly existing Right of Way line of State Road 700/State Road 35 (U.S. 98) per Florida State Road Department Right of Way Map Section 1407-201; thence S 57° 43' 07" E, along said Southerly right of way line, 887.96 feet; thence S 27° 40' 08" E, continuing along said Southerly right of way line, 149.57 feet to the POINT OF BEGINNING; thence continue S 27° 40' 08" E, along said Southerly right of way line, 20.18 feet; thence S 57° 43' 07" E, along said Southerly right of way line, 30.86 feet; thence S 32° 16' 53" W, departing said Southerly line, 55.00 feet; thence N 57° 43' 07" W, 123.00 feet; thence N

32° 16' 53" E, 67.39 feet; thence S 55° 57' 49" E, 74.71 feet to the POINT OF BEGINNING. Containing 7,693 square feet, more or less.

The purpose of this Non-Exclusive Temporary Construction Easement is for transiting and harmonizing the driveway with the new road including Ingress/Egress. This Temporary Construction Easement shall expire (5) years from the Order of Taking Deposit Date or completion of the road project, whichever occurs first.

You are notified that the Petitioner files its sworn Petition and its Declaration of Taking in this Court against you as defendant, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, Pasco County.

You are further notified that the Petitioner will apply to the Honorable Alicia Polk, one of the Judges of the Court, on the 16th day of May 2024, at 10:00 a.m. (Eastern time), at the Robert D. Summer Judicial Center, 38053 Live Oak Avenue, Suite 106B, Dade City, Florida 33523, for an Order of Taking in this cause. This is an evidentiary hearing to be held in person. All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND
Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

State of Florida, Department of Transportation c/o Sonya Pridgen, Assistant General Counsel Office of the General Counsel
11201 North McKinley Drive
Tampa, Florida 33612
Telephone: (813) 975-6485
Sonya.Pridgen@dot.state.fl.us
Toshia.Willis@dot.state.fl.us

D7.litigation@dot.state.fl.us on or before May 10, 2024, and to file the originals with the Clerk of this Court on that date, to show what right, title, interest or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes as set forth in the Petition.

If you fail to answer a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

WITNESS MY HAND AND SEAL
of said Court on the April 3, 2024 A.D., 2024.

(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA100732CAAXES
04-03-2024 09:16 AM
Deputy Clerk: Yolanda Amburgey
April 12, 19, 2024 24-00622P



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Business Observer

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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 benefited 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)

PRODUCT	UNITS	EAU FACTOR	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Townhome	75	0.60	\$4,307,927	\$57,439	\$407,087	\$5,428
Single Family	37	1.00	\$3,542,073	\$95,732	\$334,716	\$9,046
TOTAL	112		\$7,850,000		\$741,804	

- (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

A RESOLUTION 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.

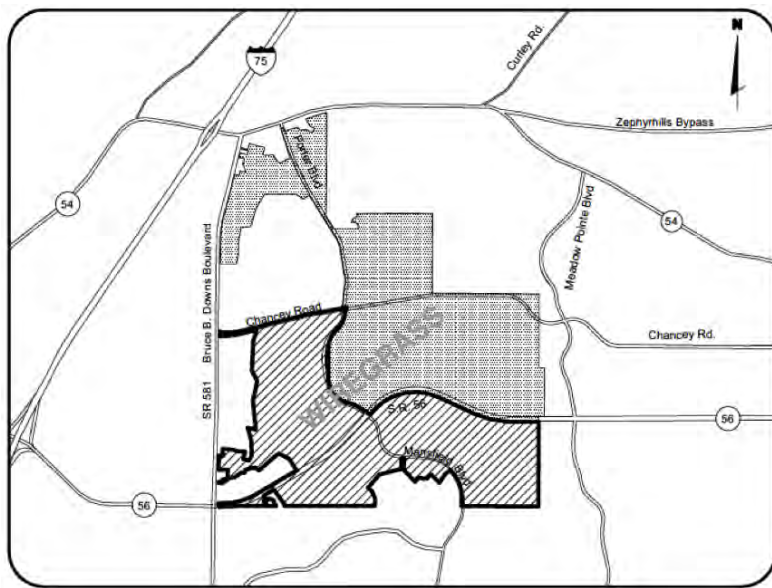
SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual 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 thereof, 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

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--- ESTATE ---

--- PUBLIC SALES ---

SECOND 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 unmatured, 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.

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

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

The date of the first publication of this Notice is April 5, 2024.

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

SECOND 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 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: April 5, 2024.
Signed on this 8 day of February, 2024.

/s/ **Scott L. Strysick**
SCOTT L. STRYSICK
Personal Representative
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

SECOND 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.

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

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

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

The date of the first publication of this notice is April 5, 2024.

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@gulfoastlegalcenters.com
jnnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
April 5, 12, 2024 24-00594P

SECOND 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, 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: April 5, 2024.
Signed on this 23rd day of February, 4/3/2024.

MARIE R. HILLBERRY
Personal Representative
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

SECOND 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.

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 April 5, 2024

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

SECOND 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, 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: April 5, 2024.
Signed on this 22nd day of March, 2024.

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

SECOND 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

A832AC Adrienne Arroyo
B456 Ronald Cupp
B99 Desiree Lowry
B302 Evelyn Santiago
B230 Adam Schmidt
E4AC Thomas Teresi

Immediately Following at
U-Stor Ridge Rd. 7215 Ridge Rd.
Port Richey, FL 34668

F321 Crystal Deleon
F227 Juan Fernandez
C282 Michael Hoffman
E90 Kenneth Mcaffan

Immediately Following at
U-Stor Zephyrhills 36654 SR 54
Zephyrhills, FL 33541
F27 John Bueno
A38 Roy Carlo
D36AC Nancy Claiborne
G1 Tanya Foulke
H27 Tina Mullan
B24 Darrell Plaza-Medina
F20 Darrell Plaza-Medina
G27 Scott Sibley
April 5, 12, 2024 24-00577P

SECOND 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 ftitles@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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

On April 18, 2024 at 9:45am at Caribbean Mobile Home Estates, 11714 Pearl Drive, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Caribbean Mobile Home Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
April 5, 12, 2024 24-00565P

SECOND 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. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storage treasures.com. 01011 - Klein, John; 02003 - Nyugen, Kevin; 04082 - Tembo, Mutinta **PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632** Time: 10:15 AM Sale to be held at www.storage treasures.com. 001 - Pollay, Devon; 048 - Ramirez, Yecenia; 051 - Spencer, Caitlynn; 093 - SAEZ, MELINDA; 094 - Rosser, Linda; 096 - Sumner, Staci; 297 - Bevan, Mark **PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578** Time: 10:45 AM Sale to be held at www.storage treasures.com. 11084 - Robertson, Cary; 11141 - Malin, Derek; 11224 - Green, LaQuana ; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 11267 - Nightingale, Misty; 12027 - Ault, Lisa; 12073 - Coffman, Jason; 12156 - Kirkland, Chester; 12161 - Cavaliere, Mario; 12250 - Despenza, Cheryl; 12254 - Finocchio, Jocelyn; 12266 - Malin, Mary; 12291 - Brockert, Joy Zena; 13034 - MEIER, STEPHANIE; 13114 - Eckel, Joyce; 13175 - Cooper, Israel; 13193 - Bushard, Sarah; B140 - Needham, Tyler; B153 - Mahone, Matthew; B210 - Brazill, Katelynn; B223 - Bradley, Barbara; B229 - rivera, Avimael; B230 - Colon, Joshlynn; C110 - Husty, Pamela; C134 - Alfred, Tiffany; D132 - Burney, Sage; D280 - Grafton, William; D337 - Mossor, Kevin **PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392** Time: 11:30 AM Sale to be held at www.storage treasures.com. 1326 - Brouillard, Michael; 2303 - Riley, Jamie **PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429** Time: 11:45 AM Sale to be held at www.storage treasures.com. A0025 - Chappell, Patricia; A0028 - VALLIANOS, DENNIS; A0033 - Bass, James; A0046 - Derengowski, Thomas; A0058 - Hogan, Trish; D0003 - Brianas, Penelope; E1124 - Keiper, Mallory; E1128 - Barnes, Kenneth; E1232 - osorno, Jonathan; E2215 - hirsch, Julie; E2236 - Jackson, Darlene; E2273 - Shihadeh, Michael David; E2294 - Dowveres, Katelynn; E2311 - hernandez, Celia **PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059** Time: 12:00 PM Sale to be held at www.storage treasures.com. 0A107 - Agosto, Sonia E; 0B007 - Gifford, Justin; 0B030 - Power, Todd; 0B040 - Rosenfelt, Ashley; 0B049 - Goodrich, Kaitlyn; OC113 - smith, Ludie; OE054 - Baraz, Alexander; OE113 - Castrechino, Kenneth; OE134 - Janney, Deanne; OE168 - Pain Management & Spin Care Alsabbagh, Eyad; OE176 - Traugh, Vicky; OE192 - Eplin, Kenneth **PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911** Time: 12:15 PM Sale to be held at www.storage treasures.com. 071 - Bomhardt, Anne; 199 - Atkinson, Michael; 271 - Forbes, Kipling; 374 - Felix, Candido; 428 - Peterson, Sophia; 429 - Martin, Anny; 452 - Moorehead, Susan; 461 - danielle, Harth; 490 - traceys loving care llc hendrix, tracey; 533 - Creighbaum, Doyle **PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059** Time: 12:30 PM Sale to be held at www.storage treasures.com. 1084 - Jenkins, Sheri; 1100 - Hines, Beth; 1154 - Feast, Jessie; 1167 - Paulton, Julie; 2046 - Fuller, Kirsten; 2145 - Damico, Joseph; 2203 - Bohannon, Brenda; 2208 - Bartolomeo, Yvonne; 2270 - Lapidus, Jewel; 2284 - Roussos, Mike; 3022 - carty, James; 3048 - Gomez, Alexandra; 3065 - Lowe, Eric; 3105 - Pierce, Doris; 3112 - Lyle, Samantha; 3188 - Rukas, Abigail; 3290 - Bobby, Beaver; 3323 - Kunes, Amy **Public sale terms, rules, and regulations will be made available prior to the sale.** All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
April 5, 12, 2024 24-00576P

--- ESTATE ---

SECOND 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, 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.

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

On April 18, 2024 at 9:30am at Caribbean Mobile Home Estates, 11514 Pearl Drive, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Caribbean Mobile Home Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
April 5, 12, 2024 24-00564P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- ACTIONS / SALES ---

SECOND 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

EPERSON 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

SECOND INSERTION

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

CASE NO. 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@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-122235 - NaC April 5, 12, 2024 24-00573P

SECOND 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, GRANTEEES, 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, GRANTEEES, 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

THIRD 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 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, GRANTEEES, 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 Nationstar 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

SECOND INSERTION

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

CASE NO. 2024CA000572CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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 Plaintiffs 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@raslg.com 23-170013 April 5, 12, 2024 24-00570P

SECOND 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 seven days. 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

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

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

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. 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: flmail@raslg.com 19-401592 - NaC April 5, 12, 2024 24-00574P

THE SOUTH 205 FEET OF TRACT 51, CRYSTAL SPRINGS COLONY FARMS SUBDIVISION, 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 ENGESOR 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: flmail@raslg.com 19-401592 - NaC April 5, 12, 2024 24-00574P

SECOND INSERTION

--- SALES / ACTIONS ---

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.: 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

SECOND INSERTION

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

Case No. **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

SECOND 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, DEVEISEES, 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

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.: **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

SECOND INSERTION

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

Case No. **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

SECOND INSERTION

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

Case No. **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, HILLDALE 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# 24-F00096
April 5, 12, 2024 24-00593P

SECOND 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,

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

--- TAX DEEDS ---

SECOND 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 588
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

SECOND 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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000209TDAXXX

NOTICE IS HEREBY GIVEN, That TGLFY 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
TAYLOR 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

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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000207TDAXXX

NOTICE IS HEREBY GIVEN, That TGLFY 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
TAYLOR 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000206TDAXXX

NOTICE IS HEREBY GIVEN, That TGLFY 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
TAYLOR 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 ---

SECOND 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:
Certificate #: 1908820
Year of Issuance: 06/01/2020

Description of Property:
22-25-16-076C-00000-6390
REGENCY PARK UNIT 5 PB 12
PG 50 LOT 639 OR 3741 PG 1614
Name(s) in which assessed:
MICHAEL C RUPP
SANDRA RUPP DECEASED
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
24-00536P

SECOND INSERTION

Year of Issuance: 06/01/2020
Description of Property:
15-25-16-0120-00000-2930
JASMINE LAKES NO 3-A PB 8
PG 14 LOT 293 OR 1939 PG 532
Name(s) in which assessed:
BONNIE J ARRUDA
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
24-00532P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1909348
Year of Issuance: 06/01/2020
Description of Property:
30-25-16-003B-01101-1410
SAND PEBBLE POINTE III A CONDOMINIUM PHASE TWO
CB 2 PG 86 BLDG 11 UNIT 1141 & COMMON ELEMENTS (ALSO RECORDED IN CB 1 PG 93) OR 8531 PG 531
Name(s) in which assessed:
JASSAL BROTHERZ LLC
SATENDER P SINGH REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00539P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1903772
Year of Issuance: 06/01/2020
Description of Property:
29-26-19-0010-00000-0010
HUNTINGTON RIDGE TOWN-HOMES PB 50 PG 033 LOT 1
Name(s) in which assessed:
2039 PARK CRESCENT CIRCLE
LAND TR
MAIN STREET NOTE BUYERS
LLC TTEE
CHRISTOPHER B SHARP REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00538P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1906038
Year of Issuance: 06/01/2020
Description of Property:
15-25-17-0100-18200-0230
MOON LAKE ESTATES UNIT 10
PB 5 PGS 128-131 LOTS 23 & 24
BLOCK 182 OR 9329
PG 1256
Name(s) in which assessed:
AL GRAHAM EXECUTIVE DIR
REGISTERED AGENT
SECOND CHANCE LIFE SKILLS
INC
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00533P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1906886
Year of Issuance: 06/01/2020
Description of Property:
13-24-16-0040-00300-0070
GULF COAST ACRES UNIT 6 PB 4 PG 94 LOT 7 BLOCK 3 OR 3692 PG 373
Name(s) in which assessed:
JUNG SHUI LAN REVOC TRUST
JUNG SHUI LAN TRUSTEE
THE SHUI LAN JUNG REVOCABLE INTER VIVOS TRUST
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
24-00531P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1902181
Year of Issuance: 06/01/2020
Description of Property:
15-26-21-0060-00000-0730
WINTERS SUB ADDITION PB 8
PG 143 LOT 73 OR 7281 PG 1334 OR 8983 PG 1934
Name(s) in which assessed:
LEONARD L DODSKI
SHEA M KELLEY
LEONARD DODSKI
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
24-00534P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1902352
Year of Issuance: 06/01/2020
Description of Property:
19-26-21-0040-00000-0680
TIMBER LAKE ESTATES CONDO PH I CB 1 PGS 33-36 LOT 68 & COMMON ELEMENTS OR 4139 PGS 847-851
Name(s) in which assessed:
JESSIE WALKER BARNETT JR
BEATRICE A BARNETT
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
24-00535P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1906754
Year of Issuance: 06/01/2020
Description of Property:
34-26-17-0000-00500-0040
COM AT NW COR OF NE1/4 OF SECT 34 TH S89DG 29' 44"E 1009.61 FT ALG NLY BDY LINE OF NE1/4 OF SAID SECTION 34 TH S00DG 05' 06"E 30.00 FT TO SLY RIGHT OF WAY LINE OF HOLIDAY LAKE ROAD 177.03 FT TO SAID SLY RIGHT-OF-WAY LINE OF HOLIDAY LAKE ROAD TH S89DG 29' 44"E 207.44 FT TO POB SUBJECT TO INGRESS & EGRESS EASEMENT AS PER OR 3313 PG 1270 OR 1994 PG 1142
Name(s) in which assessed:
GEORGE ROLLER
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
24-00543P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1901373
Year of Issuance: 06/01/2020
Description of Property:
34-25-21-0020-00000-1440
FORT KING ACRES PB 6 PG 109
WEST 1/2 OF LOT 144 OR 3123 PG 115 OR 5604 PG 1147
Name(s) in which assessed:
ROGER SHERWIN LIVING TRUST
ROGER ALAN SHERWIN TRUSTEE
KERRY M SHERWIN TRUSTEE
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
24-00542P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1805661
Year of Issuance: 06/01/2019
Description of Property:
09-25-17-0020-00300-0070
MOON LAKE ESTATES UNIT 2
PB 4 PG 74 LOT 7 BLOCK 3 OR 921 PG 1878
Name(s) in which assessed:
BETTY JASINSKI
RAYMOND A JASINSKI DECEASED
MARSHALL HILL
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
24-00550P

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000213TDAXXX
NOTICE IS HEREBY GIVEN,
That CAZENOVIA CREEK FUNDING II 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 #: 1809891
Year of Issuance: 06/01/2019
Description of Property:
05-26-16-0030-10900-0060
CITY OF NEW PORT RICHEY
PB 4 PG 49 LOT 6 BLOCK 109 OR 3285 PG 865
Name(s) in which assessed:
CONRADO MORA
NIDIA V ZQUEIRA-AGUILAR
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
24-00544P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1809895
Year of Issuance: 06/01/2019
Description of Property:
05-26-16-0030-12200-0145
NPR PB 4 PG 49 N1/2 OF LOT 14
BLK 122 OR 5254 PG 621 PAAB-77
Name(s) in which assessed:
STEVEN BROWN
ESTATE OF STEVEN BROWN DECEASED
SNOWBEAST ENTERPRISES INC
STEVEN C BROWN REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00546P

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1810952
Year of Issuance: 06/01/2019
Description of Property:
20-26-16-0000-00800-463A
POR OF S 125.00 FT OF S 1/2 OF NE 1/4 OF SE 1/4 DESC AS BE-GING SW COR LOT 463 OF LA VILLA GDN UNIT 3 PB 13 PGS 74 & 75 TH S89DG 51'33"E 50.00 FT TH S00DG 13'17"W 125.00 FT TH N89DG 51'33"W 50.00 FT TO POB AKA LOT 463A OR 9114 PG 1639
Name(s) in which assessed:
DANIELS TRUST
THOMAS P ALTMAN TRUSTEE
THOMAS P ALTMAN ESQUIRE
THE DANIELS TRUST DATED 10/9/2014
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

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1901316
Year of Issuance: 06/01/2020
Description of Property:
27-25-21-0030-09400-0030
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 PART OF TRACT 94 DESC AS THE EAST 150.22 FT OF THE WEST 450.68 FT OF TRACT 94 LESS THE NORTH 40 FT THEREOF SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER & ACROSS NORTH 30.00 FT THEREOF AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FT OF NORTH 70.00 FT OF TRACT 94 LESS WEST 450.68 FT THEREOF AKA LOT 3 OR 3913 PG 799 OR 4095 PG 943 OR 4095 PG 939
Name(s) in which assessed:
ROY A KINCAID
CAROL F KINCAID
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
24-00537P