

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Conrad J Palermo will engage in business under the fictitious name SECURITY DEVELOPMENT SERVICES, with a physical address 8400 Unity Dr. Port Richey, FL 34668, with a mailing address 8400 Unity Dr. Port Richey, FL 34668, and already registered the name mentioned above with the Florida Department of State, Division of Corporations
 April 19, 2024 24-00645P

PUBLIC NOTICE
 WellMed at Holiday will be relocating effective April 8, 2024.
NEW LOCATION
 Optum - New Port Richey
 WellMed at Holiday
 4759 US Highway 19
 New Port Richey, FL 34652
 Phone: 1-727-841-8772
 Fax: 1-727-848-5897
 For questions or copies of medical records call or fax:
 Phone: 1-727-938-2474
 Fax: 1-727-934-1579
 Apr. 19, 26; May 3, 10, 2024 24-00675P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Bayonet Point Health Center by Harborview located at: 548 Cedarwood Dr Cedarhurst, NY 11516 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of April, 2024.
OWNER:
 LIVING CENTER OF BAYONET POINT BY HARBORVIEW LLC
 548 Cedarwood Dr
 Cedarhurst, NY 11516
 April 19, 2024 24-00643P

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 the business under the fictitious name of DISCOVERY VILLAGE TRINITY, ONE TOWN CENTER ROAD 3RD FLOOR, BOCA ROTON, FL 33486, in the City of BOCA RATON, County of PASCO, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, dated this 10th Day of April 2024.
OWNER: TRINITY AL SENIOR HOUSING, LLC
 April 19, 2024 24-00642P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 20.00 acres to serve the Commercial project known as Avalon Park West Towncenter South Mass Grading. The project is located in Pasco County, Section(s) 13, Township 26 South, Range 20 E. The permit applicant is SitEx NR Holding, LLC, 3680 Avalon Park East Blvd., Suite 300, Orlando, FL 32828 and Avalon Park School Initiative III, LLC, 3680 Avalon Park East Blvd., Suite 300, Orlando, FL 32828. The Permit No. is 43013559.064.
 The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.
NOTICE OF RIGHTS
 Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57.F.S.
 Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
 Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
 April 19, 2024 24-00677P

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000215
IN RE: ESTATE OF MARGARET P. YIACHOS
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 Margaret P. Yiachos, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was September 19, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
 Sharon A. McReynolds
 8240 Millwood Drive
 Hudson, FL 34667
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 19, 2024.

Personal Giving Notice:
Sharon A. McReynolds
 8240 Millwood Drive
 Hudson, Florida 34667
 Attorney for Person Giving Notice:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 April 19, 26, 2024 24-00634P

FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public workshop of the District prior to the regularly scheduled Board meeting on Thursday, May 2, 2024 at 5:00 p.m. at the Residence Inn, Wesley Chapel, 2867 Lajuana Boulevard, Wesley Chapel, Florida 33543, for the purpose of discussing the District's FY 2024-2025 budget. A copy of the agenda may be obtained at the offices of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663.

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

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 ("District Manager's Office") at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the public workshops. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Thibault
 District Manager
 April 19, 2024 24-00678P

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 890892 from Len-Connerton, LLC, 5505 Blue Lagoon Drive, Miami, FL 33126. Application received: 3/20/2024. Proposed activity: Residential. Project name: Connerton Village 3 Phase 1 Amenity Center Tract C-2. Project size: 7.23 acres Location: Section(s) 30, Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously permitted project, which has ERP No. 43023534.061.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 April 19, 2024 24-00649P

FIRST INSERTION
NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives notice that on 05/04/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 1HFTE270174610580 2007 HOND
 3CZRU5H31NM707954 2022 HOND
 JM1NA3536V0727559 1997 MAZD
 April 19, 2024 24-00652P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dan The Tarp Man, located at 2144 Harrison Dr, in the City of Holiday, County of Pasco, State of FL, 34691, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 16 of April, 2024.
JOECKEL INVESTMENTS LLC
 2144 Harrison Dr
 Holiday, FL 34691
 April 19, 2024 24-00676P

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 Life's in Session Counseling Co. located at 3030 Starkey Blvd in the City of Trinity, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 12th day of April, 2024.
 Taylor Barchowski
 April 19, 2024 24-00647P

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 Crystal Moonlight Creations located at 5201 Moog Rd. in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 14th day of April, 2024.
 Melissa Williams
 April 19, 2024 24-00648P

FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a special Board meeting of the District on Thursday, May 30, 2024 at 6:00 p.m. at the Residence Inn, Wesley Chapel, 2867 Lajuana Boulevard, Wesley Chapel, Florida 33543, for the purpose of reviewing and ranking any received landscaping proposals. A copy of the agenda may be obtained at the offices of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663.

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 to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 ("District Manager's Office") at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Patricia Thibault
 District Manager
 April 19, 2024 24-00679P

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, May 2, 2024s, 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 discuss any topics presented to the board for consideration.

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. 285.

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. 285. 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
 Kyle Darin, District Manager
 (321) 263-0132, Ext. 742
 April 19, 2024 24-00650P

FIRST INSERTION
NOTICE OF SALE
BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, Saturday, May 11, 2024 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.
 April 19, 26, 2024 24-00683P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP000266CPAXWS
Division probate
IN RE: ESTATE OF ROBERT A. FORAND, JR.
Deceased.

The administration of the estate of Robert A. Forand, Jr., deceased, whose date of death was January 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 19, 2024.

Personal Representative:
Laurie Forand
 8903 Thoreau Place
 Hudson, Florida 34667
 Attorney for Personal Representative:
 Eugene L. Beil, Esq., Attorney
 Florida Bar Number: 343633
BEIL & HAY PA
 12300 US Hwy 19
 Hudson, FL 34667
 Telephone: (727) 868-2306
 Fax: (727) 863-1287
 E-Mail: elbeil@beilandhay.com
 Second-E-Mail:
 webmaster@beilandhay.com
 April 19, 26, 2024 24-00664P

FIRST INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
May 13, 2024
 Mitchell Collision Repair, LLC.,
 7025 Land O Lakes Blvd.,
 Land O Lakes, FL
 2019 FORD 1FT7W2A68KKEE80922
 \$25,488.24
 April 19, 2024 24-00651P

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 the business under the fictitious name of DISCOVERY VILLAGE TRINITY, ONE TOWN CENTER ROAD 3RD FLOOR, BOCA ROTAN, FL 33486, in the City of BOCA RATON, County of PASCO, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, dated this 10th Day of April 2024.
OWNER: TRINITY IL SENIOR HOUSING, LLC
 April 19, 2024 24-00641P

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 the business under the fictitious name of DISCOVERY VILLAGE TRINITY, ONE TOWN CENTER ROAD 3RD FLOOR, BOCA ROTAN, FL 33486, in the City of BOCA RATON, County of PASCO, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida, dated this 10th Day of April 2024.
OWNER: TRINITY IL SENIOR HOUSING, LLC
 April 19, 2024 24-00641P

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


--- ESTATE ---

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE SECTION
CASE NO.: 2023CP-000525
IN RE: THE ESTATE OF JACK A. TOMPKINS, deceased.

The administration of the estate of JACK A. TOMPKINS, deceased, whose date of death was on December 23, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.

The name of the Personal Representative and the Personal Representative's attorney's name and address are set forth below. The fiduciary lawyer - client privilege in Florida Statutes Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the will or any codicils, qualification of the Personal Representative, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The three (3) month period may only be extended for estoppel based upon a misstatement by the Personal Representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the Personal Representative or one (1) year after service of the Notice of Administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served 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 19, 2024.

/s/ Samantha Tompkins
Samantha Tompkins,
Personal Representative
 /s/ Robert Van Hart
 Robert Van Hart, Esq.
 1742 E. Edgewood Drive
 Lakeland, FL 33803
 Florida Bar No. 826243
 Telephone: (863) 802-0207
 Facsimile: (863) 802-0901
 Email: rvh1742@gmail.com
 Attorney for the Personal Representative
 April 19, 26, 2024 24-00669P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP000505CPAX WS
Division I/J
IN RE: ESTATE OF LOUIS JOHN ZURGA III
Deceased.

The administration of the estate of LOUIS JOHN ZURGA III, deceased, whose date of death was December 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 19, 2024.

Personal Representative:
LOUIS JOHN ZURGA IV
 1531 La Esplanada Place Apt 614
 Santa Rosa, California 95404
 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@sieglelaw.com
 Secondary E-Mail:
 eservie@sieglelaw.com
 April 19, 26, 2024 24-00637P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000511
IN RE: ESTATE OF ELLEN BARLOW
Deceased.

The administration of the estate of Ellen Barlow, deceased, whose date of death was September 21, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. 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 19, 2024.

Personal Representative:
Amanda Barlow Hill
 1526 NE Ironwood Place
 Issaquah, WA 98029
 Attorney for Personal Representative:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 Telephone: (727) 842-1001
 April 19, 26, 2024 24-00668P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-442
IN RE: ESTATE OF THOMAS GOEHRINGER SR.,
aka THOMAS GOEHRINGER
Deceased.

The administration of the estate of THOMAS GOEHRINGER SR., also known as THOMAS GOEHRINGER, deceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 19, 2024.

Signed on this 14th day of March, 4/12/2024.

DAVID GOEHRINGER
Personal Representative
 169 Marcia Drive
 Mary Esther, FL 32569
 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
 Form No. PA 3-0740
 April 19, 26, 2024 24-00631P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-504
IN RE: ESTATE OF RICHARD J. WARD, SR.,
aka RICHARD J. WARD
Deceased.

The administration of the estate of RICHARD J. WARD, SR., also known as RICHARD J. WARD, deceased, whose date of death was December 18, 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 19, 2024.

Signed on this 25th day of March, 4/12/2024.

PATRICK S. WARD
Personal Representative
 12540 Parkwood Street
 Hudson, FL 34669
 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 19, 26, 2024 24-00665P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.:
2024-CP-000069-CPAXES
DIVISION: East Side
IN RE: ESTATE OF JOSEPH AMEDURE
Deceased.

The administration of the estate of JOSEPH AMEDURE, deceased, whose date of death was December 2, 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 address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is April 19, 2024.

Signed on this 10th, day of April, 2024.

Personal Representative:
/s/ Bethany L. Amedure-Clark
BETHANY L. AMEDURE-CLARK
Personal Representative
 Attorney for Personal Representative:
 /s/ John R. Dixon
 JOHN R. DIXON, ESQUIRE
 3335 W. Bearss Avenue
 Tampa FL 33618
 John.Dixon@dxlegal.com
 Florida Bar No. 930512
 (813) 968-2404
 Attorney for Petitioner
 April 19, 26, 2024 24-00632P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000488
IN RE: ESTATE OF CHRISTOPHER ROBIN SMITH,
Deceased.

The administration of the estate of Christopher Robin Smith, deceased, whose date of death was December 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative'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 19, 2024.

Personal Representative:
/s/ Stephanie E. Tanner
Stephanie Tanner
 6623 Doon Street
 New Port Richey, FL 34653
 Attorney for Personal Representative:
 /s/ Daniel De Paz
 Daniel de Paz, Esq.
 Florida Bar Number: 108866
 136 4th Street, Suite 2213
 St. Petersburg, Florida 33701
 Telephone: (813) 367-9856
 Fax: (813) 575-0255
 E-Mail: e-service@depaz.law
 Secondary E-Mail:
 paralegal@depaz.law
 Attorney for Personal Representative
 April 19, 26, 2024 24-00666P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000377CPAXWS
IN RE: ESTATE OF JAMES A. COOK
Deceased.

The administration of the estate of JAMES A. COOK, deceased, whose date of death was October 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. 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 19, 2024.

Personal Representative:
GAIL T. COOK
 8811Cessna Drive
 New Port Richey, Florida 34654
 Attorney for Personal Representative:
 Nicholas J. Grimaudo
 Florida Bar Number: 71893
 JOHNSON, POPE, BOKOR,
 RUPPEL & BURNS, LLP
 311 Park Place Blvd, Ste. 300
 Clearwater, Florida 33759
 Telephone: (727) 461-1818
 Fax: (727) 462-0365
 E-Mail: nicholasg@jpfirm.com
 Secondary E-Mail:
 signer@jpfirm.com
 April 19, 26, 2024 24-00635P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000440
IN RE: ESTATE OF BARBARA JOAN HECK
Deceased.

The administration of the estate of BARBARA JOAN HECK, deceased, whose date of death was July 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 19, 2024.

Personal Representative:
/s/ Stephanie E. Tanner
Stephanie Tanner
 6623 Doon Street
 New Port Richey, FL 34653
 Attorney for Personal Representative:
 /s/ Daniel De Paz
 Daniel de Paz, Esq.
 Florida Bar Number: 108866
 136 4th Street, Suite 2213
 St. Petersburg, Florida 33701
 Telephone: (813) 367-9856
 Fax: (813) 575-0255
 E-Mail: e-service@depaz.law
 Secondary E-Mail:
 paralegal@depaz.law
 Attorney for Personal Representative
 April 19, 26, 2024 24-00666P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-501
IN RE: ESTATE OF ELAINE ROSE SCHATZ,
Deceased.

The administration of the estate of ELAINE ROSE SCHATZ, deceased, whose date of death was February 26, 2024, 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.

The date of first publication of this notice is: April 19, 2024.

HELENE MALECKI
Personal Representative
 833 Oak Bend Lane
 Dunedin, FL 34698
 Robert D. Hines
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Ste. B
 Tampa, Florida 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 bhales@hnh-law.com
 April 19, 26, 2024 24-00662P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP000203CPAXE S
Division I/J/A
IN RE: ESTATE OF MARY KENT A/K/A
MARY V. KENT
Deceased.

The administration of the estate of MARY KENT A/K/A MARY V. KENT, deceased, whose date of death was May 26, 2022, 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 19, 2024.

Personal Representative:
WILLIAM R. KENT, JR.
 369 Tyler Avenue
 Groton, Connecticut 06340
 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@sieglelaw.com
 Secondary E-Mail:
 eservie@sieglelaw.com
 April 19, 26, 2024 24-00638P

--- ESTATE ---

--- SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2024-CP-000485-WS
IN RE: ESTATE OF GEORGE BAXTER A/K/A GEORGE BAXTER JR. A/K/A GEORGE R. BAXTER A/K/A GEORGE R. BAXTER JR. A/K/A GEORGE RICHARD BAXTER JR.
Deceased.

The administration of the estate of George Baxter a/k/a George Baxter Jr. a/k/a George R. Baxter a/k/a George R. Baxter Jr. a/k/a George Richard Baxter Jr., 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 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 19, 2024.

Personal Representative:
/s/ Gina L. Lloyd
Gina L. Lloyd
12290 60th Street N.
West Palm Beach, Florida 33411
Attorney for Personal Representative:
/s/ Spencer C. Whittaker, Esq.
1041361 FBR
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatestrlaw.com
Secondary-E-Mail:
michelle@flprobatestrlaw.com
April 19, 26, 2024 24-00640P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
I! THE 6th JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP000520CPAXWS
Division 45-B
IN RE: ESTATE OF LEANDRO D'AMATO
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 LEANDRO D'AMATO, deceased, File Number 2024CP000520CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105 New Port Richey, FL 34654-5598; that the decedent's date of death was February 2, 2024; that the total value of the estate is \$24,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
MARIA NICOLE PAUL	2 Bardia Ct
	Baltimore, MD 21237
ELIAS GEORGE TSISMANAKIS	11031 Harford Rd
	Glen Arm, Maryland 21057
KELLY LYNN EDWARDS	5404 Riddle Rd
	Holiday, Florida 34690

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is April 19, 2024.

Personal Representative:
/s/ Paul A. Nelson
Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North, Suite #502
St. Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
April 19, 26, 2024 24-00636P

The date of first publication of this Notice is April 19, 2024.

Personal Giving Notice:
DOCUSIGNED BY:
MARIA NICOLE PAUL
MARIA NICOLE PAUL
2 Bardia Ct
Baltimore, Maryland 21237
Attorney for Person Giving Notice:
Dina Arvanitakis
Attorney
Florida Bar Number: 0397369
2451 McMullen Booth Rd,
suite 262
Clearwater, FL 33759
Telephone: (727) 516-8000
E-Mail: dina@alg-legal.com
April 19, 26, 2024 24-00663P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
UCN: #512024CP000495CPAXWS
File No. 2024-CP-000495
IN RE: ESTATE OF GRACIELA BUTLER,
deceased.

The administration of the estate of GRACIELA BUTLER, deceased, whose date of death was January 18, 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 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 19, 2024.

Signed on this 01 day of March, 2024.

/s/ R. Chalela
RICARDO CHALELA
Personal Representative
1312 Via Portofino
Naples, FL 34108

/s/ Paul A. Nelson
Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North, Suite #502
St. Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
April 19, 26, 2024 24-00636P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.:
2023CA003108CAAXWS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS MCCARTY; SPRING LAKE HOMEOWNERS ASSOCIATION OF PALM HARBOR, INC.; TALL PINES COMMUNITY ASSOCIATION, INC.; PATRICIA B. CASSELL; BETTY LORD-GILBERT; STARR HOPE MCCARTY; EDWARD EMERSON MCCARTY; STEPHANIE POWERS; MATTHEW POWERS; 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 14th day of May 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 11, SPRING LAKE UNIT 40 TALL PINES AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 94 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7613 PIPING ROCK CT, NEW PORT RICHEY, FL 34654
IF YOU ARE A PERSON CLAIM-

ING 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 12 day of April 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
23-00015
April 19, 26, 2024 24-00656P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
Case No.: 512024CP000339CPES
Division: AX
IN RE: ESTATE OF MARGARET JANE STRANG,
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 Margaret Jane Strang, deceased, File Number 2024-CP-000339, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was July 24, 2023; and the total value of the estate is \$43,391.32 and that the names and addresses of those to whom it has been assigned by such order are:

Stacey Holt,	4544 County Road 304,
	Ada, OH 45810-9604
Rhonda C. Knuckles,	152788 Z Street,
	Fredericktown, OH, 43019
Cristi K. Handley,	625 Wilson Avenue,
	Marion, OH, 43302

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 19, 2024.

Personal Giving Notice:
STACEY HOLT
4544 County Road 304
Ada, OH 45810-9604
Attorney for Person Giving Notice:
Kara E. Hardin, Esquire
P.O. Box 2979
Zephyrhills, FL 33539
(813) 788-9994 telephone
(813) 783-7405 fax
Email: Kara_Hardin_PA@msn.com
FBN: 623164
April 19, 26, 2024 24-00667P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
CASE NO.:
2023CA003873CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
THOMAS WADE HILGENBERG; ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of April, 2024, and entered in Case No. 2023CA003873CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and THOMAS WADE HILGENBERG; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA NAUTICA DIXON ; and FAYE MARIE HILGENBERG are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00AM on the 29th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 17 AND 18, BLOCK 259, MOON LAKE ESTATES, UNIT FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 65A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
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. 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.

Dated this 11th day of April, 2024.

By: /s/ Liana R. Hall
Liana R. Hall
Bar No 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL373-0632
April 19, 26, 2024 24-00659P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2023CA002995CAAXWS
AMERIHOM MORTGAGE COMPANY, LLC;
Plaintiff, vs.
ZORAIDA ALLENDE OCASIO, ET AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 25, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realforeclose.com , on May 01, 2024, the following described property:

Lot 2893, BEACON SQUARE UNIT 22, according to the Plat thereof, as recorded in Plat Book 11, Page 139-140, of the Public Records of Pasco County, Florida.
Property Address: 3501 NORLAND CT, HOLIDAY, FL 34691
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PROVIDED AS PROVIDED HEREIN.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. Andrew Arias
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704; Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-05131 / CASE NO.: 2023CA002995CAAXWS
April 19, 26, 2024 24-00658P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION
CASE NO.:
2023CA003954CAAXWS
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KATHRYN KARPINSKI AKA KATHRYN ROSE KARPINSKI, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 5, 2024, and entered in Case No. 2023CA003954CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Kathryn Karpinski aka Kathryn Rose Karpinski, deceased, Patricia Bell, 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 August 1, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1479, EMBASSY HILLS, UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 136 AND 137, OF THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 7330 SAN MORITZ 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 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 10 day of April, 2024.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Swosinski
Florida Bar #96533
Justin Swosinski, Esq.
AM - 23-006698
April 19, 26, 2024 24-00653P

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
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Friday Publication

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL ACTION
CASE #: 2024CA000521CAAXWS
DIVISION: J3

Truist Bank, successor by merger to SunTrust Bank
Plaintiff, vs.-
Albert H. Wright, as Trustee of the Albert H. Wright Revocable Trust Agreement dated September 18, 2008; Unknown Beneficiaries of the Albert H. Wright Revocable Trust Agreement dated September 18, 2008; Albert H. Wright; Heritage Lake Community Association, Inc.; Capital One, National Association, Successor in Interest to Capital One Bank (USA), N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

TO: Unknown Beneficiaries of the Albert H. Wright Revocable Trust Agreement dated September 18, 2008: LAST KNOWN ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated

in Pasco County, Florida, more particularly described as follows:
LOT 69, HERITAGE LAKE, TRACT 2, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 99 THROUGH 101, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 9402 Stonewall Lane, New Port Richey, FL 34655.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before MAY 20TH, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the April 12, 2024.
/s/ Nichole Alvarez-Sowles
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
23-330004 FCO SUU
April 19, 26, 2024 24-00672P

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. 2022CA000512CAAXWS
U.S. BANK 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 NANCY
VICKERS-TIER A/K/A NANCY C.
VICKERS-TIER, DECEASED, AND
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF WILLIAM
TIER A/K/A WILLIAM H.
TIER, DECEASED, et al.

Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF WILLIAM
TIER A/K/A WILLIAM H.
TIER, DECEASED, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2022CA000512CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION 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 NANCY VICKERS-TIER A/K/A NANCY C. VICKERS-TIER, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM TIER A/K/A WILLIAM H. TIER, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; TIME INVESTMENT COMPANY, INC.; CLERK OF COURT OF PASCO COUNTY, FLORIDA; CAPITAL CITY BANK; TARA GLOVER; JENNIFER R. KAUFMANN 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 May 06, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 19, AND THE EASTERLY 1/2 OF LOT 18 BLOCK 1, TEMPLE TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 144 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 7135 COLFAX DR, 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: 727.847.8110 (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 12 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
22-010962 - NaP
April 19, 26, 2024 24-00660P

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

CASE NO. 2023CA000227CAAXWS

GTE FEDERAL CREDIT UNION
D/B/A/ GTE FINANCIAL,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF GARY
RAY KURTZ A/K/A GARY
KURTZ A/K/A GARY R. KURTZ,
DECEASED, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 01, 2024, and entered in 2023CA000227CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL 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 GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED; PATRICIA KURTZ; CHRISTINE KOTRODIMOS A/K/A CHRISTINA KOTRODIMOS 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 May 07, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 31 GB OF POINTE WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE(S) 319 THROUGH 416, AMENDED IN OFFICIAL RECORDS BOOK 756, PAGE 211, AND OFFICIAL RECORDS BOOK 883, PAGE 863, AND ACCORDING TO THE PLAT

FIRST INSERTION

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

CASE NO.: 2023CC001774CCAXE
WINDERMERE ESTATES
AT WIREGRASS RANCH
TOWNHOMES ASSOCIATION, INC.
Plaintiff, vs.
MAUEL D. PIT A, ET AL.,
Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the abovementioned action, I will sell the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at www.pasco.realforeclose.com and is described as:

Lot 13, Windermere Estates at Wiregrass Ranch Phase 1, according to the plat thereof, recorded in Plat Book 72, Pages 52 through 56, Public Records of Pasco County, Florida. Commonly referred to as: 30073 Southwell Lane, Wesley Chapel, Florida 33543.

at public sale, to the highest bidder for cash at 11 a.m., on the 29th day of May, 2024. DATED this 10th day of April, 2024.

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

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. STOCKHAM LAW GROUP, P.A.
/s/ George D. Root, III
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail:
groot@stockhamlawgroup.com
P: (813) 867-4455 /
F: (813) 867-4454
Attorney for Plaintiff, WINDERMERE ESTATES
April 19, 26, 2024 24-00673P

FIRST INSERTION

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

CASE NO.:
51-2024-CA-000130-AAXWS
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
KEVIN J. MYNRY; ROSEWOOD AT
RIVER RIDGE HOMEOWNERS'
ASSOCIATION, INC.; U.S BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE
OF NRZ RECOVERY TRUST;
ROSARIO G. MYNRY; 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 16 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 169, ROSEWOOD AT RIVER RIDGE PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 64 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7919 STARFIRE WAY, NEW PORT RICHEY, FL 34654

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 15 day of April 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
23-02132
April 19, 26, 2024 24-00655P

FIRST INSERTION

THEREOF AS RECORDED IN
PLAT BOOK 13, PAGE(S) 50
AND 51, OF THE PUBLIC RECORDS
OF PASCO COUNTY,
FLORIDA, AND ANY AMENDMENTS
THERE TO, TOGETHER WITH ITS
UNDIVIDED SHARE IN THE COMMON
ELEMENTS.

Property Address: 12032 BOYNTON LN, 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 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)

FIRST INSERTION

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

CASE NO.
2023CA004352CAAXWS
CHRISTOPHER M. WILSON, AS
TRUSTEE OF THE 8814 MILL
CREEK LANE TRUST DATED
DECEMBER 23, 2021
Plaintiff, vs.
DANIEL M. KARNOW, JR.

TO: DANIEL M. KARNOW, JR.
8814 Mill Creek Lane, Hudson, Florida
34667

YOU ARE NOTIFIED that an action for Partition on the following described property:

Lot 1284, BEACON WOODS, Village 5-C, as per plat thereof, recorded in Plat Book 11, Pages 130-131, Public Records of Pasco County, Florida, AND Lot 1284-A, BEACON WOODS, Village 5-D, as per plat thereof recorded in Plat Book 14, Pages 16-17, Public Records of Pasco County, Florida
Parcel ID#: 02-25-16-051L-00001-2840

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven K.

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 12 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
22-048854 - NaC
April 19, 26, 2024 24-00661P

Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before MAY 20TH, 2024, a date which is within thirty (30) days after the first publication of this Notice (Publication dates: 4/19, 4/26, 5/3, 5/10) 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 disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Within two (2) working days of your receipt of this document lease contact Public Information Dept., West Pasco Judicial Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8100 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City, via 1-800-955-8771 if you are hearing or voice impaired.
WITNESS my hand and the seal of this Court this April 12, 2024
Clerk of the Court
(SEAL) s/s Nichole Alvarez-Sowles
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Apr. 19, 26; May 3, 10, 2024 24-00670P

FIRST INSERTION

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

CASE No. 2021CA001754CAAXES
REVERSE MORTGAGE FUNDING
LLC,
Plaintiff, vs.
SYLVIA RICHARDSON AKA
SYLVIA JUANITA RICHARDSON,
et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA001754CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, CELINK, Plaintiff, and, SYLVIA RICHARDSON AKA SYLVIA JUANITA RICHARDSON, are Defendants, Clerk of the Court, Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 3rd day of June, 2024, the following described property:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 29 OF CHARLES JENSEN SUBDIVISION IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, AS SHOWN ON MAP RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
THENCE NORTH 00° 09' WEST ALONG THE WEST LINE OF LOT 29, A DISTANCE OF 165.0 FEET; THENCE SOUTH 67° 25' EAST, 81.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 67° 25' EAST, 81.30 FEET; THENCE NORTH 00° 09' WEST, 183.44 FEET TO A POINT 16.0 FEET NORTH OF THE NORTH LINE OF LOT 29; THENCE WEST 75.0

FEET; THENCE SOUTH 00° 09' EAST, 152.22 FEET TO THE POINT OF BEGINNING
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT
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 14th day April, 2024.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/Karissa Chin-Duncan, Esq.
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
58341.0991 / JSchwartz
April 19, 26, 2024 24-00657P

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ONLINE FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA003918CAAXWS CAPITAL CITY BANK, Plaintiff, v. AVCO MATERIALS AND SERVICES, INC., a Florida Corporation; AVCO MARINE CONSTRUCTION CORPORATION, a Florida Corporation; EDWARD J. AVELLA, as Trustee of the Edward J. Avella Trust Agreement dated April 24, 2008, a/k/a Edward J. Avella as Trustee of the Edward J. Avella Living Trust Agreement dated April 24, 2008; EDWARD J. AVELLA, Individually; UNKNOWN SPOUSE OF EDWARD J. AVELLA, individually; U.S. SMALL BUSINESS ADMINISTRATION AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA and UNKNOWN TENANT-OCCUPANT #1; UNKNOWN TENANT-OCCUPANT #2; UNKNOWN TENANT-OCCUPANT #3; UNKNOWN TENANT-OCCUPANT #4; UNKNOWN TENANT-OCCUPANT #5; UNKNOWN TENANT-OCCUPANT #6, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Partial Summary Judgment of foreclosure dated April 4, 2024, and entered in Case No. 2023CA-003918CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for on Pasco County, Florida, wherein

Capital City Bank is the Plaintiff and AVCO Materials and Services, Inc., a Florida corporation; Edward J. Avella, as Trustee of the Edward J. Avella Trust Agreement dated April 24, 2008, a/k/a Edward J. Avella as Trustee of the Edward J. Avella Living Trust Agreement dated April 24, 2008 and Edward J. Avella, individually, is the Defendants, that the Pasco County Clerk of Court will sell to the highest and best bidder for cash, in accordance with Chapter 45, Florida Statutes, using the following method: by electronic sale beginning at 11:00 a.m. Eastern Standard Time on May 2, 2024 at www.pasco.realforeclose.com, the following described real property as set forth in said Final Judgment:
 The North 94 feet of the East 190 feet Lot 9, Block 12, MAP OF HUDSON, recorded in Plat Book 1, Pages 40 and 41, of the Public Records of Pasco County, Florida.
 AND;
 The North 1.5 feet of the East 17 feet of the West 27.5 feet of the East 125 feet of the South 150 feet of Lot 9, in Block 12, MAP OF HUDSON, recorded in Plat Book 1, Pages 40 and 41, of the Public Records of Pasco County, Florida.
 AND
 Lot 9, Block 12, TOWN OF HUDSON, recorded in Plat Book 1, Pages 40 and 41, of the Public Records of Pasco County, Florida, LESS the North 94 feet of the East 190 feet; Also Less the South 150.00 feet of the East

125.00 feet; Also LESS the South 33.00 feet for road right of way.
 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 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.
 If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.
 Dated this 5th day of April, 2024.
 /s/ J. Marshall Conrad
J. MARSHALL CONRAD
 (FBN 0015272)
 mconrad@ausley.com;
 csullivan@ausley.com
 Ausley McMullen
 123 South Calhoun Street (32301)
 Post Office Box 391
 Tallahassee, Florida 32302
 Phone: 850-224-9115;
 Fax: 850-222-7560
 Attorneys for Plaintiff
 April 19, 26, 2024 24-00681P

FIRST INSERTION

NOTICE OF ONLINE FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA003918CAAXWS CAPITAL CITY BANK, Plaintiff, v. AVCO MATERIALS AND SERVICES, INC., a Florida Corporation; AVCO MARINE CONSTRUCTION CORPORATION, a Florida Corporation; EDWARD J. AVELLA, as Trustee of the Edward J. Avella Trust Agreement dated April 24, 2008; EDWARD J. AVELLA, Individually; UNKNOWN SPOUSE OF EDWARD J. AVELLA, individually; U.S. SMALL BUSINESS ADMINISTRATION AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA and UNKNOWN TENANT-OCCUPANT #1; UNKNOWN TENANT-OCCUPANT #2; UNKNOWN TENANT-OCCUPANT #3; UNKNOWN TENANT-OCCUPANT #4; UNKNOWN TENANT-OCCUPANT #5; UNKNOWN TENANT-OCCUPANT #6, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of foreclosure dated April 4, 2024, and entered in Case No. 2023CA-003918CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for on Pasco County, Florida, wherein Capital City Bank is the Plaintiff and AVCO Materials and Services, Inc., a Florida corporation; Edward J. Avella, as Trustee of the Edward J. Avella Trust Agree-

ment dated April 24, 2008, a/k/a Edward J. Avella as Trustee of the Edward J. Avella Living Trust Agreement dated April 24, 2008 and Edward J. Avella, individually, is the Defendants, that the Pasco County Clerk of Court will sell to the highest and best bidder for cash, in accordance with Chapter 45, Florida Statutes, using the following method: by electronic sale beginning at 11:00 a.m. Eastern Standard Time on May 2, 2024 at www.pasco.realforeclose.com, the following described real property as set forth in said Final Judgment:
 TRACT #827 OF THE UNRECORDED PLAT OF THE HIGHLANDS, UNIT 6, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, GO THENCE SOUTH 89 DEGREES 57' 59" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 669.99 FEET, THENCE NORTH 32 DEGREES 45' 21" EAST, A DISTANCE OF 4,034.20 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 32 DEGREES 45' 21" EAST, A DISTANCE OF 264.0 FEET, THENCE SOUTH 57 DEGREES 14' 39" EAST, A DISTANCE OF 735.0 FEET, THENCE SOUTH 32 DEGREES 45' 21" WEST, A DISTANCE OF 264.0 FEET, THENCE NORTH 57 DEGREES 14' 39" WEST, A DISTANCE OF 735.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE HOME MH YR MAKE MODEL VIN AND TITLE # 2017 WFLLD FLE-260GA1662696A 124408837.
 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 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.
 If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.
 Dated this 5th day of April, 2024.
 /s/ J. Marshall Conrad
J. MARSHALL CONRAD
 (FBN 0015272)
 mconrad@ausley.com;
 csullivan@ausley.com
 Ausley McMullen
 123 South Calhoun Street (32301)
 Post Office Box 391
 Tallahassee, Florida 32302
 Phone: 850-224-9115;
 Fax: 850-222-7560
 Attorneys for Plaintiff
 April 19, 26, 2024 24-00682P

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO:
51-2024-CA-000781-CA-AXES
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendant.
 TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:
 The above cause comes to be heard upon the Complaint filed herein by the VIDA'S Way Community Development District in the County of Pasco, State of Florida, seeking to determine the authority of said District to issue its VIDA'S Way Community Development District Special Assessment Bonds, (the "Bonds") in an aggregate amount not to exceed \$81,245,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court

that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate.
 The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:
NOW, THEREFORE,
IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, appear on the **15th day of May, 2024, at the hour of 11:30 a.m.** of said day, before the Honorable Susan Barthle via **Zoom Application (invitation below)**, this hearing shall be conducted by video conference, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the Special Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at the following ZOOM link:
https://kutakrock.zoom.us/j/82166081064
Meeting ID: 821 6608 1064
Passcode: No Passcode Needed
IT IS FURTHER ORDERED that

prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.
DONE AND ORDERED at the Courthouse in Pasco County, Florida, this 11th day of April, 2024.
 /s/ Susan Barthle
 Honorable Susan Barthle
 Circuit Court Judge
 ADA: 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 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.
 Electronic Service List
 Alyssa C. Willson
 alyssa.willson@kutakrock.com
 Kate V. John
 kate.john@kutakrock.com
 Elaine Babiarz
 elainebabiarz@flsa6.gov
 April 19, 26, 2024 24-00671P

FIRST INSERTION

NOTICE OF ONLINE FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA003918CAAXWS CAPITAL CITY BANK, Plaintiff, v. AVCO MATERIALS AND SERVICES, INC., a Florida Corporation; AVCO MARINE CONSTRUCTION CORPORATION, a Florida Corporation; EDWARD J. AVELLA, as Trustee of the Edward J. Avella Trust Agreement dated April 24, 2008; EDWARD J. AVELLA, Individually; UNKNOWN SPOUSE OF EDWARD J. AVELLA, individually; U.S. SMALL BUSINESS ADMINISTRATION AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA and UNKNOWN TENANT-OCCUPANT #1; UNKNOWN TENANT-OCCUPANT #2; UNKNOWN TENANT-OCCUPANT #3; UNKNOWN TENANT-OCCUPANT #4; UNKNOWN TENANT-OCCUPANT #5; UNKNOWN TENANT-OCCUPANT #6, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Partial Summary Judgment of foreclosure dated April 4, 2024, and entered in Case No. 2023CA-003918CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for on Pasco County, Florida, wherein Capital City Bank is the Plaintiff and AVCO Materials and Services, Inc., a Florida corporation; Edward J. Avella, as Trustee of the Edward J. Avella Trust Agreement dated April 24, 2008, a/k/a Edward J. Avella as Trustee of the Edward J. Avella Living Trust Agreement dated April 24, 2008 and Edward J. Avella, individually, is the Defendants, that the Pasco County Clerk of Court will sell to the highest and best bidder for cash, in accordance with Chapter 45, Florida Statutes, using the following method: by electronic sale beginning at 11:00 a.m. Eastern Standard Time on May 2, 2024 at www.pasco.real

foreclose.com, the following described real property as set forth in said Final Judgment:
 The South 253.98 feet of Tract 12, Port Richey Land Company Subdivision of Section 33, Township 24 South, Range 16 East, and the North 244.1 feet of Tract 33, Port Richey Land Company Subdivision of said Section 33, as shown on the plat recorded in Plat Book 1, Pages 60 and 61, Public Records of Pasco County, Florida; less right-of-way for State Road No. 55 Section 14030. (US Highway No. 19) as it is now established, and being more particularly described as follows:
 Commence at the concrete monument located at the intersection of the North right-of-way line of Pelican Lane with the Easterly right-of-way line of Pelican Lane with the Easterly right-of-way line of Delmar Drive as shown on the Plat of Vista-Del-Mar Unit Two recorded in Plat Book 6, Page 144, of the Public Records of Pasco County, FL; thence run along the Easterly right-of-way line of said Delmar Drive, the same being the West line of said Tract 33, North 00 110° East, a distance of 201.14 feet to a point 244.10 feet South of the North line of the Southeast 1/4 of said Section 33 for a point of beginning; the North line of the Southeast 1/4 of said Section 32 being the same as the boundary line between said Tracts 12 and 33; thence continue along the Easterly right-of-way of said Delmar Drive, North 0 01°10" East, a distance of 498.08 feet, South 89 5'51" East, a distance of 331.80 feet to the Westerly right-of-way line of said State Road No. 55 as it is established; thence along the Westerly right-of-way of said State Road No. 55, a distance of 312.18 feet along the arc of a curve to the left, said curve having a radius of 5861.58 feet and a chord of 312.15 feet which bears South 5 02'39" West; thence North 86 28'54" West, a distance

of 8.00 feet; thence continue along the Westerly right-of-way line said State Road No. 55 a distance of 187.82 feet along the arc of the curve to the left, said curve having a radius of 5869.58 feet and a chord of 187.82 feet which bears South 2 36'06" West, thence parallel with the North line of the Southeast 1/4 of the Southeast 1/4 of Section 33, North 89 59'51" West, a distance of 288.01 feet to the point of beginning.
 Less and except the Monopole Advertising Display Billboard situate upon the aforescribed property.
 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 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.
 If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.
 Dated this 5th day of April, 2024.
 /s/ J. Marshall Conrad
J. MARSHALL CONRAD
 (FBN 0015272)
 mconrad@ausley.com;
 csullivan@ausley.com
 Ausley McMullen
 123 South Calhoun Street (32301)
 Post Office Box 391
 Tallahassee, Florida 32302
 Phone: 850-224-9115;
 Fax: 850-222-7560
 Attorneys for Plaintiff
 April 19, 26, 2024 24-00680P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 000208
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4, Plaintiff, VS. AZALEE P. JOHNSON A/K/A AZALEE JOHNSON; et al., Defendant(s).
 TO: Azalee P. Johnson a/k/a Azalee Johnson
 Last Known Residence: 22824 Marsh Wren Dr. Land O Lakes, FL 34639

TO: Unknown Spouse of Azalee P. Johnson a/k/a Azalee Johnson
 Last Known Residence: 22824 Marsh Wren Dr. Land O Lakes, FL 34639
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
 LOT 24, SABLE RIDGE, PHASE 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before May 20th, 2024, and file the original

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is

less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated on April 12th, 2024.
 As Clerk of the Court
 (SEAL) By: /s/ Haley Joyner
 As Deputy Clerk
ALDRIDGE PITE, LLP
 Plaintiff's attorney
 5300 West Atlantic Avenue
 Suite 303
 Delray Beach, FL 33484
 1221-15259B
 Ref# 7547
 April 19, 26, 2024 24-00654P

Who benefits from legal notices?
 You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-0690
RONNIE EDWARDS,
Plaintiffs, v.
RUSSELL GRUNER,
INDIVIDUALLY AND AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE MARIE

PALLACE and MICHAEL GRUNER, Defendants.
To MICHAEL GRUNER:
YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
BRANDYWINE CONDO I PB 19 PGS 52-54 UNIT C BUILDING 3 & COMMON ELEMENTS OR 9070 PG 2296 More commonly known as: 7035

Cognac Drive, Unit Unit 3, New Port Richey, FL 34653
has been filed by Plaintiff, JAMES LI, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 5/20/24 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered

against you for the relief demanded.
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 the seal of this court on this 16 day of April, 2024.
Clerk of the Circuit Court (SEAL) By: Melanie Gray
Deputy Clerk
Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
Apr. 19, 26; May 3, 10, 2024
24-00674P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512024CP000447CPAXWS
Division 1/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.
2945 Defuniak Street
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

SECOND 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:
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

SECOND 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 DECEDENT'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

SECOND 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: jherry@plglawyer.com
April 12, 19, 2024 24-00620P

SECOND 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

--- PUBLIC SALES ---

THIRD INSERTION

Notice of Intent to Title Automobile
Notice is hereby given to Amy Marie Bolt registered owner of 2010 PONT Vibe Vin# 5Y2SP6E80AZ409862 Action is taken for purchase of the vehicle from Cash for Junk Cars on 11/27/22.
Any person(s) having a claim against or interest in the automobile should file their claim with FL Title Agency LLC at 1886 West Bay Dr., Ste E8, Largo, FL 33770, or 727-286-7150 or fltitles@hotmail.com within 30 days. A motion for Issuance of title will be filed with the County Court of the Sixth Judicial Circuit in and for Pasco County Florida after 30 days of publication.
Case No 2024SC001612SCAXES
April 5, 12, 19, 26, 2024 24-00590P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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

SAVE TIME



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

--- ACTIONS / SALES ---

SECOND 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, GRANTEEES, 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 action to foreclose a mortgage on the following property in Pasco County, Florida: ALL THE FOLLOWING DESCRIBED LAND, SITUATED, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT ONE HUNDRED THIRTY-THREE (133) OF THE UNRECORDED PLAT OF PONDEROSA 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 DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID

SECTION 3, THENCE RUN NORTH 1 DEGREE 30 MINUTES 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 SECONDS WEST, A DISTANCE OF 667.82 FEET; THENCE NORTH 1 DEGREES 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 DEGREES 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 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING MINUTES THE WEST 25 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES; ALSO THE EAST 6 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR UTILITIES. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 2006 DOUBLEWIDE PALM MOBILE HOME BEARING TITLE NUMBERS: 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 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 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 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 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, 2024 24-00597P

SECOND 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 property situated in Pasco County, Florida, described as:

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 immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 8th day of April, 2024. eXL Legal, PLLC Designated Email Address: efling@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 100008035 April 12, 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 action 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 RECORDED 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 Avenue, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this court this 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

SECOND 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 RESIDENCE UNKNOWN) Last Known Address: 9481 TRUMPET VINE LOOP, TRINITY, FL 34655 UNKNOWN TRUSTEE OF PASCO 101115 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 FINANCIAL 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 UNKNOWN) Last Known Address: 9481 TRUMPET VINE LOOP, TRNITY, FL 34655 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 16, IN BLOCK 1, OF THOUSAND OAKS EAST PHASE V, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 45, OF THE PUBLIC RECORDS 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 address 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 immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this 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, 2024 24-00602P

SECOND 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 action to foreclose a mortgage on the following property in PASCO County, Florida: TRACT 21 OF THE UNRECORDED PLAT OF HUDSON GROVE ESTATES NORTH SECTION, BEING MORE PARTICULARLY 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 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,333.31 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 532.68 FEET; THENCE SOUTH 0 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 322.54 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS 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 MINUTES 26 SECONDS WEST A DISTANCE OF 322.91 FEET TO THE POINT OF BEGINNING; LESS THE WEST 25 FEET THEREOF FOR PUBLIC ROAD RIGHT RIGHT-OF-WAY AND/OR UTILITIES, THE ABOVE BEING IN SECTION 9 TOWNSHIP 24 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA. TOGETHER WITH A MO-

BILE HOME, YEAR: 1988, MAKE: CRESCENT LIMITED, MODEL: REDMAN HOMES, SERIAL NUMBER: 14603664A/14603664B, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY 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 before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on 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

SECOND INSERTION

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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ETHEL M. WASHINGTON AKA ETHEL WASHINGTON AKA ETHEL MAE WATERS- WASHINGTON, DECEASED, et al., Defendant(s). To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST ETHEL M. WASHINGTON AKA ETHEL WASHINGTON AKA ETHEL MAE WATERS- WASHINGTON, DECEASED Last Known Address: Unknown Current Address: Unknown BYRALLAINE BELL Last Known Address: 18002 RICHMOND PLACE DRIVE, APT 2927 TAMPA, FL 33643 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 20, BLOCK A, NORTHWOOD 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 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 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 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 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

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. 2023CA000684CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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 pursuant 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, Florida, wherein NATIONSTAR MORTGAGE LLC 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 BARBARA J. BORRESEN, DECEASED; RONALD L. BORRESEN, JR; DONNA BORRESEN 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 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 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: fmail@raslg.com 22-069298 - NaP April 12, 2024 24-00611P

--- ACTIONS / SALES ---

FOURTH 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 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, GRANTEEES, 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, GRANTEEES, 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: fmail@raslg.com 22-086628 - EuE April 12, 19, 2024 24-00612P

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. 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, GRANTEEES, 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNELIESE T. KOTACKA, DECEASED, et al. 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 281, FAIRWAY SPRINGS, UNIT 4, ACCORDING TO THE

PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 27 THROUGH 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 3602 SARAZEN DR, 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 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: fmail@raslg.com 22-045831 - NaP April 12, 19, 2024 24-00613P

SECOND 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-

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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA004635CAAXES MIDFIRST BANK Plaintiff, v. CARLA D. JORDAN; UNKNOWN SPOUSE OF CARLA D. JORDAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA DEPARTMENT OF AGRICULTURE, ACTING THROUGH THE RURAL HOUSING SERVICE (AND ITS SUCCESSORS) Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 15, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOT 32, SUNSET ESTATES I, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 124, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 39428 9TH AVE, ZEPHYRHILLS, FL 33542-4719 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 immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 3rd day of April, 2024. eXL Legal, PLLC Designated Email Address: efling@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 1000009506 April 12, 19, 2024 24-00600P

SECOND 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, or 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003569CAAXWS WELLS FARGO BANK, N.A. Plaintiff, v. SHIRLEY M. CHORNY A/K/A SHIRLEY CHORNY; UNKNOWN SPOUSE OF SHIRLEY M. CHORNY A/K/A SHIRLEY CHORNY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FOREST POINTE HOMEOWNERS ASSOCIATION, 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 property situated in Pasco County, Florida, described as: LOT 25 AND 26, FOREST POINTE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 2 THROUGH 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL CONVEYED TO PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY INSTRUMENTS RECORDED IN O.R. BOOK 1893, PAGE 1768, O.R. BOOK 1909, PAGE 1007 AND CORRECTED IN O.R. BOOK 1921, PAGE 102. a/k/a 12112 SHEARWATER

DR, NEW PORT RICHEY, FL 34654-1835 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 14, 2024 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 8th day of April, 2024. eXL Legal, PLLC Designated Email Address: efling@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 1000009037 April 12, 19, 2024 24-00621P

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000222TDAXXX 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 #: 1805749 Year of Issuance: 06/01/2020 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000215TDAXXX NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1800682 Year of Issuance: 06/01/2019 Description of Property: 26-24-21-0010-00000-0810 EAST LAKE PARK PB 7 PG 69 LOT 81 OR 4329 PG 885 Name(s) in which assessed: M CHRISTINE GRANT MICHAEL JEFFERSON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 09, 2024 at 10:00 am. March 18, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk April 5, 12, 19, 26, 2024 24-00545P

THIRD 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

--- TAX DEEDS ---

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000217TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1805616
Year of Issuance: 06/01/2019
Description of Property:
09-25-17-0010-00H00-0070
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 7 & 8 BLOCK H
Name(s) in which assessed:
CHARLES L G RENNEN
MARY FRANCES RENNEN
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
24-00547P

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000210TDAXXX
NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1907578
Year of Issuance: 06/01/2020
Description of Property:
34-24-16-0120-00002-2240
BEACON WOODS SMOKEHOUSE VLG PB 16 PGS 77-78 LOT 2224 OR 8348 PG 1298 OR 9345 PG 2309
Name(s) in which assessed:
GIACOMO TERRIZZI
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
24-00541P

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000219TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1805751
Year of Issuance: 06/01/2019
Description of Property:
09-25-17-0050-05800-0300
MOON LAKE ESTATES UNIT 5
PB 4 PGS 84 & 85 LOT 30 BLOCK 58 OR 1698 PG 1484
Name(s) in which assessed:
JAMES H SCHERF
FREDERICK C 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
24-00549P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000221TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1805747
Year of Issuance: 06/01/2019
Description of Property:
09-25-17-0050-05800-0130
MOON LAKE ESTATES UNIT 5
PB 4 PGS 84 & 85 LOTS 13 14 & 15 BLOCK 58 OR 1618 PG 23
Name(s) in which assessed:
JOYCE SHELDON GREGORY
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
24-00551P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000223TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1806066
Year of Issuance: 06/01/2019
Description of Property:
16-25-17-0090-14100-0130
BLK 141 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 13, 14 OR 113 PG 648
Name(s) in which assessed:
LAVERNE R ABEL
ROBERT C ABEL 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
24-00553P

THIRD 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

THIRD 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
24-00554P

THIRD INSERTION

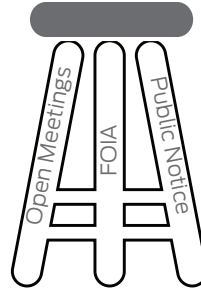
Notice of Application for Tax Deed
2023XX000212TDAXXX
NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was 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 FOR POB TH CONT S00DG 05' 06"E 177.03 FT TH N89DG 29' 44"W 207.44 FT TH N00DG 05' 06"W 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

THIRD 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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

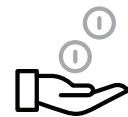


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

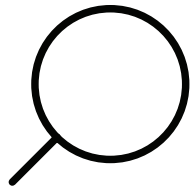


Citizens continue to learn about vital civic matters from newspaper notices.

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

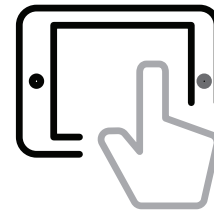
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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