

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE
 Notice Is Hereby Given that KSGNF, LLC, 325 W. Huron St., Ste 700, Chicago, IL 60654, desiring to engage in business under the fictitious name of RISE New Port Richey, with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.
 April 26, 2024 24-00710P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives notice that on 05/10/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 1HGEM21962L045949 2002 HOND
 JM3KE2DE4D0157331 2013 MAZD
 April 26, 2024 24-00704P

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 WESLEY CHAPEL MMA, located at 2626 CYPRESS RIDGE BOULEVARD, in the City of WESLEY CHAPEL, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 22 of April, 2024.
 FOUNDRY WARRIOR COMPOUND
 2626 CYPRESS RIDGE BOULEVARD
 WESLEY CHAPEL, FL 33544
 April 26, 2024 24-00707P

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 163 acres to serve the Residential project known as Avalon Park West- North Phase 2 & 3 - Modification. The project is located in Pasco County, Section(s) 1, 11, 12, Township 26 South, Range 20 E. The permit applicant is Avalon Park West CDD, 2300 Glades Road, Suite 410 W, Boca Raton, FL 33431. The Permit No. is 43013559.067.
 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 26, 2024 24-00729P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives notice that on 05/11/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 2G4WB55K911137967 2001 BUIC
 April 26, 2024 24-00702P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives notice that on 05/13/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 E6114127 1966 CADILLAC
 April 26, 2024 24-00703P

FIRST INSERTION

FICTITIOUS NAME NOTICE
 Notice is hereby given that CHAD SHORTINO, OWNER, desiring to engage in business under the fictitious name of CHAD'S PRESSURE WASHING located at 13039 MINK RUN, HUDSON, FLORIDA 34669 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 April 26, 2024 24-00706P

FIRST INSERTION

FICTITIOUS NAME NOTICE
 Notice is hereby given that ZEPHYRHILLS WESLEY CHAPEL MINISTERIAL ASSOCIATION, OWNER, desiring to engage in business under the fictitious name of EAST PASCO MINISTERIAL ASSOCIATION located at 38924 C. AVENUE, ZEPHYRHILLS, FLORIDA 33542 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 April 26, 2024 24-00705P

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 All About WOFFY located at 1324 Seven Springs Blvd #312 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 19th day of 11, 2026.
 Lindsey Seddon & Linda Sessa
 April 26, 2024 24-00708P

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 Be Mindful Merch located at 1324 Seven Springs Blvd # 312 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 19th day of 11, 2026.
 Lindsey Seddon & Linda Sessa
 April 26, 2024 24-00709P

FIRST INSERTION

NOTICE OF PUBLIC SALE
 The following personal property of RONALD DAVID PLAVNICK, if deceased any unknown heirs or assigns, and BEATRICE ROSEMAN, if deceased any unknown heirs or assigns, will, on May 8, 2024, at 10:00 a.m., at 39634 Papaya Avenue, Lot #99, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1972 BAYW MOBILE HOME, VIN: BF21391,
 TITLE NO.: 0005307237
 and all other personal property located therein
 PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 Apr. 26; May 3, 2024 24-00711P

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Dupree Lakes Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; Ph: (727) 847-8162. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
 The Dupree Lakes Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
 For additional information, please contact the Pasco County Supervisor of Elections.
 4854-5874-7672.1
 April 26, 2024 24-00697P

FIRST INSERTION

UNION PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP
 Union Park Community Development District will hold a Budget Workshop on May 6, 2024, at 6:00 p.m. at the Residence Inn Wesley Chapel, 2867 Lajuana Blvd. Wesley Chapel, FL 33543.
 The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2024/2025 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.
 A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Phone (813)565-4663, during normal business hours or from the District's website at www.unionparkcdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.
 Heather Dilley
 District Manager
 April 26, 2024 24-00694P

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Terra Bella Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; Ph: (727) 847-8162. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
 The Terra Bella Community Development District has three (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
 For additional information, please contact the Pasco County Supervisor of Elections.
 April 26, 2024 24-00698P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP AND REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a budget workshop on May 7, 2024, at 5:30 p.m., followed by a regular meeting of its Board on May 7, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agendas may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.
 The workshop and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The workshop and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
 Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
 Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 April 26, 2024 24-00700P

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 891351 from Homes by Westbay, LLC, 4065 Crescent Park Dr, Riverview, FL, 33578. Application received: 3/27/2024. Proposed activity: Residential. Project name: Magnolia Island Phases 1A & 1B. Project size: 65.80 acres Location: Section(s) 24, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
 The application is a modification of a previously permitted project, which has an ERP No. 43045478.001.
 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 26, 2024 24-00730P

FIRST INSERTION

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Zephyr Ridge Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; Ph: (727) 847-8162. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
 The Zephyr Ridge Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
 For additional information, please contact the Pasco County Supervisor of Elections.
 April 26, 2024 24-00699P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on May 7, 2024, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
 Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
 Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 April 26, 2024 24-00701P

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 891148 from VOPH Master Development Corp, 4065 Crescent Park Dr, Riverview, FL 33578. Application received: 3/25/2024. Proposed activity: Residential. Project name: Handcart Road Ponds & Mass Grading. Project size: 18.60 acres Location: Section(s) 19, 30, Township 25 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
 The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 April 26, 2024 24-00696P

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 892211 from Lennar Homes LLC, 4309 W Boycott Blvd, Suite 600, Tampa, FL 33607. Application received: 4/9/2024. Proposed activity: Residential. Project name: New Port Corners Phase 2. Project size: 97.50 acres Location: Section(s) 2, 11, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no
 The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 April 26, 2024 24-00695P

Q&A
 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.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000558
IN RE: ESTATE OF JOHN MICHAEL MARX
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 John Michael Marx, 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 January 26, 2024; that the total value of the estate is \$1,450.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Melissa Gentile
3 Cobblers Lane
Dix Hills, NY 11746
Bryant Marx
1000 Auahi Street, Apt 513
Honolulu, HI 96814

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors 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 26, 2024.

Person Giving Notice:
Melissa Gentile
3 Cobblers Lane
Dix Hills, New York 11746
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
Apr. 26; May 3, 2024 24-00690P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024CP000067CPAXWS
DIVISION: A
IN RE: ESTATE OF VICTORIA HALEY GENTRY,
Deceased.

The administration of the Estate of Victoria Haley Gentry, deceased, whose date of death was July 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 26, 2024.

Personal Representative:
Sonya Miley
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bj-a-law.com
Apr. 26; May 3, 2024 24-00714P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-351
IN RE: ESTATE OF ANTONIO HERNANDEZ-MEDINA,
Deceased.

The administration of the estate of ANTONIO HERNANDEZ-MEDINA, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 26, 2024.

ANA BERTHA CONTRERAS HERNANDEZ
Personal Representative
28349 Darby Road
Dade City, FL 33525
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
Apr. 26; May 3, 2024 24-00689P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024-CP-449
Division Probate
IN RE: ESTATE OF LARRY SCHERR
Deceased.

The administration of the estate of LARRY SCHERR, deceased, whose date of death was October 9, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, 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 26, 2024.

Personal Representative:
BRIAN LAROSE
64 Clairmont Drive
Woodcliff Lake, New Jersey 07677
Attorney for Personal Representative:
BENJAMIN F. DIAMOND
Attorney
Florida Bar Number: 899291
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail: ben@diamonddlawflorida.com
Secondary E-Mail:
sharon@diamonddlawflorida.com
Apr. 26; May 3, 2024 24-00715P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000647
IN RE: ESTATE OF JAMES KELLEY DULA
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of James Kelley Dula, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 10, 2023; that the total value of the estate is \$15.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Sara E. Harris
16551 Saguaro Lane
Spring Hill, FL 34610

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 26, 2024.

Person Giving Notice:
Sara E. Harris
16551 Saguaro Lane
Spring Hill, Florida 34610
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
Apr. 26; May 3, 2024 24-00716P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-817
IN RE: ESTATE OF NELLA DURLEEN GARDNER
Deceased.

The administration of the estate of Nella Durleen Gardner, deceased, whose date of death was April 26, 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. 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 26, 2024.

Personal Representative:
Cyril A. Williams
1000 Saint Charles Place, Apt. 802
Pembroke Pines, Florida 33026
Attorneys for Personal Representative:
Joseph L. Lindsay, Esq.
Florida Bar Number: 19112
Melissa D. Stubbs, Esq.
Florida Bar Number: 1018975
Lindsay & Allen, PLLC
5692 Strand Court, Suite 1
Naples, FL 34110
Telephone: (239) 593-7900
Fax: (239) 593-7909
E-Mail: joe@naples.law
Secondary E-Mail:
melissa@naples.law
Tertiary E-Mail: wportnoy@naples.law
Apr. 26; May 3, 2024 24-00691P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000642
IN RE: ESTATE OF GLORIA J. REICHARD
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 Gloria J. Reichard, 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 January 14, 2024; that the total value of the estate is \$4,574.27 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Tami Turner
7925 Raintree Drive
New Port Richey, FL 34653

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 26, 2024.

Person Giving Notice:
Tami Turner
7925 Raintree Drive
New Port Richey, FL 34653
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
Apr. 26; May 3, 2024 24-00717P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT 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 the first publication of this Notice is April 26, 2024.

Person 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
Apr. 26; May 3, 2024 24-00719P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 512024CP000349CPES
Division: AX
IN RE: The Estate Of MARY LOUISE FLANAGAN,
Deceased.

The administration of the Estate of Mary Louise Flanagan, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit, 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 26, 2024.

Personal Representative:
Terri Benedict
5352 Camberlea Ave.
Zephyrhills, FL 33541
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2979
Zephyrhills, Florida 33539
Phone: (813) 788-9994
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
Apr. 26; May 3, 2024 24-00718P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2024-CP-000473-WS
IN RE: ESTATE OF JAMES CARMODY A/K/A JAMES S. CARMODY
Deceased.

The administration of the estate of James Carmody a/k/a James S. Carmody, deceased, whose date of death was February 17, 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 26, 2024.

Personal Representative:
/s/ Kathleen B. Herring
Kathleen B. Herring
4545 Everglades Street
Cocoa, Florida 32927
Attorney for Personal Representative:
/s/ Spencer C. Whittaker
Spencer C. Whittaker, Esq.
Attorney
Florida Bar Number: 1040361
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail:
spencer@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
Apr. 26; May 3, 2024 24-00692P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number
2024 CP 000461 CPAXWS
IN RE: ESTATE OF GORDON A. KAAS
Deceased.

The administration of the estate of Gordon A. Kaas, deceased, whose date of death was January 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7560 Little Rd., New Port Richey, FL 34654. The name 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 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is April 26, 2024.

Personal Representative:
Edson L. Garrabrants, Jr.
1107 Burrisridge Dr.
Lakeland, FL 33809
Attorney for Personal Representative:
E.L. Garrabrants, Jr.
Florida Bar No. 251763
1107 Burrisridge Dr.
Lakeland, FL 33809
Telephone: (863) 529-6763
egarrabrants@gmail.com
Apr. 26; May 3, 2024 24-00688P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-604
IN RE: ESTATE OF JOSEPH M. DeCOSTA, aka JOSEPH MARSHALL DeCOSTA III
Deceased.

The administration of the estate of JOSEPH M. DeCOSTA, also known as JOSEPH MARSHALL DeCOSTA III, deceased, whose date of death was March 21, 2024; File Number 2024-CP-604, 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 representatives and the personal representatives' 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 26, 2024.

Signed on this 3rd day of April, 4/18/2024.
JAYNE M. DeCOSTA
Personal Representative
6424 Spring Flower Drive, Unit 11
New Port Richey, FL 34653
JUDITH A. PARKER A/K/A JUDITH M. PARKER
Personal Representative
168 Hope Road
Stafford, VA 22554
Wayne R. Coulter
Attorney for Personal Representatives
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
Apr. 26; May 3, 2024 24-00687P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
Probate Division
File No. 2024-P-000135 CPAXES
IN RE: ESTATE OF
JOHN ELLSWORTH BULL,
Deceased.

The administration of the testate estate of JOHN ELLSWORTH BULL, deceased, whose date of death was November 19, 2023, File Number 2024-08-000135CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, #207, Dade City, Florida 33523-3805. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is May 3, 2024.

Kimberly Fournier Sur
Personal Representative of the
Estate of John Ellsworth Bull
141 N. Westchester Dr.
Columbia City, IN 46725
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
Attorney for Petitioner
215 E. Berry St.
Fort Wayne, IN 46802
260-423-8871
Apr. 26; May 3, 2024 24-00722P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-00345-W5
IN RE: ESTATE OF
JERRY DEAN WILDS, SR.
A/K/A JERRY D. WILDS
A/K/A JERRY WILDS
Deceased.

The administration of the estate of Jerry Dean Wilds, Sr. a/k/a Jerry D. Wilds a/k/a Jerry Wilds, deceased, whose date of death was December 7, 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 26, 2024.

Personal Representative:
Joni Haiduc
2305 Planters Knoll Drive
Monroe, North Carolina 28110
Attorney for Personal Representative:
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@flprobateandtrustlaw.com
Secondary-E-Mail:
stacey@flprobateandtrustlaw.com
Apr. 26; May 3, 2024 24-00721P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000423CPAXWS
Division PROBATE
IN RE: ESTATE OF
RICHARD JOSEPH WAHL,
Deceased.

The administration of the estate of Richard Joseph Wahl, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 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 26, 2024.

Signed on this day of 4/24/2024.
Sharon Wahl
Personal Representative
4726 Bellemeade Blvd.
New Port Richey, FL 34655
Michael J. Faehner, Esq.
Attorney for Personal Representative
Florida Bar No. 23043
Faehner PLLC
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
Apr. 26; May 3, 2024 24-00723P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-446
IN RE: ESTATE OF
JOHN CHARLES MOUNSEY,
Deceased.

The administration of the estate of JOHN CHARLES MOUNSEY, deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives' 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 26, 2024.

PATRICIA CLARK
Personal Representative
834 W. Craig Avenue
Brazil, IN 47834
THERESA TINGUE
Personal Representative
3300 NE 16th Court
Ocala, FL 34479
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:
jriviera@hnh-law.com
Apr. 26; May 3, 2024 24-00824P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 51-2019-CA-002018-ES
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS
OF THE CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES
2006-18,
Plaintiff, vs.
DORAL COOK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered April 15, 2024 in Civil Case No. 51-2019-CA-002018-ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 is Plaintiff and Doral Cook, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of May, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block I, Concord Station
Phase 1- Units "C, D, E and F",

according to the plat thereof, as recorded in Plat Book 55, Page 62 of the Public Records of Pasco County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
19-00407FL
Apr. 26, May 3, 2024 24-00685P

FIRST INSERTION

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

Case No.
2024CA000807CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE FOR HSI
ASSET SECURITIZATION
CORPORATION TRUST 2007-HE2,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HE2
Plaintiff vs.
DONNA HERRERA; FAIRWAYS OF
QUAIL HOLLOW HOMEOWNERS
ASSOCIATION., INC; Et Al,
Defendants

TO: DONNA HERRERA and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
6018 Gentle Ben Cir
Wesley Chapel, FL 33544

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

LOT 84, BLOCK 2, THE FAIRWAYS OF QUAIL HOLLOW, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

you are required to serve a copy of your written defenses, if any, to it on Gary

Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 05/28/2024, and file the original with the clerk of this court at 38053 Live Oak Avenue, Dade City, FL 33523 either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED on April 24, 2024
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL)
Deputy Clerk, Haley Joyner
As Deputy Clerk
Apr. 26; May 3, 2024 24-00731P

FIRST INSERTION

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

Case No.: 2024CA000405CAAXES
NORTHGATE NOTE, LLC,
a Florida limited liability company
Plaintiff, v.
A.E. BURGIN; ROY H. LAIRD;
G.J. DAVIDSON; W.J. WEAVER;
DR. J.F. McVEIGH; THE
BISHOP QUIN FOUNDATION,
a Texas corporation; MEREKEN
LAND AND PRODUCTION
COMPANY, a Texas corporation,
also known as MEREKEN LAND
& PRODUCTION COMPANY,
a Texas corporation, formerly
known as CARTER FOUNDATION
PRODUCTION COMPANY;
METHODIST CHILDREN'S
HOME, successor to METHODIST
HOME FOUNDATION; THE
FORT WORTH NATIONAL BANK,
TRUSTEE UNDER THE WILLS
OF ALDEN COFFEY AND MAUD
COFFEY, both deceased, and all
unknown persons, if alive and if
dead, or not known to be dead or
alive, their respective unknown
spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trustees
or other persons claiming by,
through, under or against the above
Defendants,
Defendants.

TO: Defendants, A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BURGIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against G.J. DAVIDSON; W.J. WEAVER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against W.J. WEAVER; DR. J.F. McVEIGH, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. McVEIGH; THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY, both deceased, and all unknown persons, if alive, and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. McVEIGH; THE FORT WORTH NATIONAL BANK, TRUSTEE UNDER THE WILLS OF ALDEN COFFEY AND MAUD COFFEY, both deceased, and all unknown persons, if alive, and if dead, or not known to be dead or alive, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. J.F. 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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case Number: 2024-CA-000029
IN RE: FORFEITURE OF: \$3,108.00 (Three Thousand One Hundred Eight Dollars) in U.S. Currency
 ALL PERSONS who claim an interest in the following property: \$3,108.00 (Three Thousand, One Hundred Eight Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety

and Motor Vehicles, Division of Florida Highway Patrol, on or about December 27, 2023, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr., Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
 Apr. 26; May 3, 10, 17, 2024
 24-00693P

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
 GENERAL JURISDICTION DIVISION
CASE NO. 51-2024-CA-000654 WS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A LEANN M. RODRIGUEZ, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CARMEN N LERO A/K/A CARMEN M LERO A/K/A CARMEN LERO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS
 ADDRESS: UNKNOWN

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

LOT 60 RIDGEWOOD UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 89 THROUGH 91, 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 McCalla Raymer Leibert Pierce, LLC, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 28th, 2024, a date which is within thirty (30) days after the first publica-

tion of this Notice in and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of said Court on the 23rd day of April, 2024.

CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: /s/ Haley Joyner
 As Deputy Clerk

MCCALLA RAYMER
 LEIBERT PIERCE, LLC
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: AccountsPayable@mccalla.com
 24-09338FL
 Apr. 26; May 3, 2024 24-00728P

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.: 23CA003720CAAXES MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN G. MORRIS A/K/A JOHN GRANT MORRIS A/K/A JOHN G. MORRIS, SR. A/K/A JOHN MORRIS ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of April, 2024, and entered in Case No. 23CA003720CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. is the Plaintiff and JOHN GRANT MORRIS A/K/A JOHN G. MORRIS JR. A/K/A JOHN G. MORRIS; UNKNOWN SPOUSE OF JOHN G. MORRIS A/K/A JOHN GRANT MORRIS A/K/A JOHN G. MORRIS, SR. A/K/A JOHN MORRIS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN G. MORRIS A/K/A JOHN GRANT MORRIS A/K/A JOHN G. MORRIS, SR. A/K/A JOHN MORRIS; MICHELE L. MORRIS A/K/A MICHELE L. BARANOWSKI and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 11:00 A.M. on the 28th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF TRACT 92, LYING IN SECTION 16,

TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS THE EAST 595 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF FOR INGRESS AND EGRESS.

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

Dated this 22nd 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
 23FL922-0062
 Apr. 26; May 3, 2024 24-00712P

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 April 16, 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 22, 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 PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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
 Apr. 26; May 3, 2024 24-00727P

FIRST INSERTION

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

CASE NO.: 2024CA000133CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST Plaintiffs. JONATHAN DEANE; et al., Defendants

TO: The Estate of Dana M. Deane (deceased) and All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
 12303 Cobble Stone Dr
 Hudson FL 34667

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

LOT 194, BEACON WOODS, VILLAGE 3-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 41 AND 42, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30

days from the first date of publication on or before 05/28/2024, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 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.

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 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 17th, 2024
 Nikki Alvarez-Sowles, Esq
 CLERK OF THE COURT
 (SEAL) Nikki Alvarez-Sowles
 2024CA000133CAAXWS 04-17-2024
 02:31 PM
 Pasco County Clerk & Comptroller
 2024CA000133CAAXWS 04-17-2024
 02:31 PM
 Deputy Clerk: Haley Joyner
 Law Office of Gary Gassel, P.A.
 2191 Ringling Blvd
 Sarasota, FL 34237
 Pleadings@Gassellaw.com
 Attorney for Plaintiff
 Apr. 26, May 3, 2024 24-00684P

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.: 20-24 -CA-000327-CAAX-ES

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MICHEALA D. HAMES; FLORIDA HOUSING FINANCE CORPORATION; 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 22 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:
 THE WEST 1/2 OF LOT 4 AND LOTS 5 AND 6, BLOCK 5, GARDEN COURT SUBDIVISION, LESS THE SOUTH 20.00 FEET OF LOTS 4, 5, AND 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 PROPERTY ADDRESS: 4914 SHAW DR, ZEPHYRHILLS, FL 33541

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 23 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
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 24-00334
 Apr. 26; May 3, 2024 24-00725P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017-CA-000048

ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff, v. JORGE L. CASTRO, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on May 23, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

LOT 403, OAK CREEK PHASE THREE, according to the Plat thereof as recorded in Plat Book 65, Pages 85 through 96, inclusive, Public Records of Pasco County, Florida.
 Property Address: 6435 Sparling Way, Wesley Chapel, FL 33545

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any rea-

son, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 18th day of April, 2024.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
 OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 Apr. 26; May 3, 2024 24-00686P

FIRST INSERTION

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

CASE NO.: 2023CA003439CAAXWS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ERIC W BAUCAN; SANDRA A BAUCAN; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated April 15, 2024 entered in Civil Case No. 2023CA003439CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and BAUCAN, ERIC W & SANDRA A, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLES, ESQ., shall sell to the highest and best bidder for cash at Pasco County's On-Line Public Auction website: https://pasco.realforeclose.com, at 11:00 AM on August 13, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

LOT 29, GOLDEN ACRES UNIT THIRTEEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGE 65, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.
 Todd C. Drosky, Esq.
 FRENKEL LAMBERT WEISS
 WEISMAN & GORDON, LLP
 One East Broward Boulevard, Suite 1111
 Fort Lauderdale, Florida 33301
 Telephone: (954) 522-3233 |
 Fax: (954) 200-7770
 FL Bar #: 54811
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 fleservice@flwlaw.com
 04-097123-F00
 Apr. 26; May 3, 2024 24-00726P

FIRST INSERTION

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

CASE NO.: 2022CA000023CAAXWS PLANET HOME LENDING, LLC Plaintiff(s), vs. KIANA HAYES; JASMINE HAYES; KENNETH HAYES A/K/A KENNETH M. HAYES, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KENNETH HAYES A/K/A KENNETH M. HAYES, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS.; Defendant(s).

TO: KIANA HAYES
 LAST KNOWN ADDRESS: 2817 NARCISSESS DRIVE, HOLIDAY, FL 34691
 CURRENT ADDRESS: UNKNOWN
 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:
 ALL THE CERTAIN LAND SITUATED IN COUNTY OF PASCO, STATE OF FLORIDA, VIZ: LOT 348, HOLIDAY LAKES WEST UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF PASCO COUNTY Y, FLORIDA.

Property address: 2817 Narcissus Drive, Holiday, FL 34691
 You are required to file a written response with the Court and serve a

copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE MAY 28TH, 2024

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

DATED this the April 23, 2024.
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 Nichole Alvarez-Sowles
 Pasco County Clerk & Comptroller
 (SEAL) BY: /s/ Haley Joyner
 Deputy Clerk

Padgett Law Group
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 21-007571-1
 Apr. 26; May 3, 2024 24-00713P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA**
PROBATE DIVISION
**File No. 2024-CP-297
IN RE: ESTATE OF
JOHN "JACK" DUFF
Deceased.**

The administration of the estate of John "Jack" Duff, deceased, whose date

of death was December 23, 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 26, 2024.

Personal Representative:

Olivia Ohsner
26539 Soult Rd.

Brooksville, Florida 34601

Attorney for Personal Representative:
/s/ N. Michael Kouskoutis

N. Michael Kouskoutis, Esq.
FBN: 883591.

623 E. Tarpon Avenue, Suite A

Tarpon Springs, FL 34689

Telephone: 727/942-3631

Facsimile: 727/937-5453

Email: nmk@nmklaw.com

Secondary Email:

transcribe123@gmail.com

Apr. 26; May 3, 2024 24-00720P

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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

FOURTH INSERTION

Notice of Intent to Title Automobile
Notice is hereby given to Amy Marie Bolt registered owner of 2010 PONT Vibe Vin# 5Y2SP6E80AZ09862 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 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 in-spection 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, audiotope, 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

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

Dated on this April 4 2024
NIKKI ALVAREZ-SOWELS, ESQ.
PASCO COUNTY CLERK AND
COMPTROLLER
(SEAL)

2024CA000334CAAXES 04-04-2024
04:28 PM

/s/ Nikki Alvarez-Sowles
Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller
2024CA000334CAAXES 04-04-2024
04:28 PM

Deputy Clerk: Haley Joyner
Apr. 12, 19, 26; May 3, 2024

24-00601P

SECOND 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

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. 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.
Defendant(s).**

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 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.

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: fmail@raslg.com
22-010962 - NaP
April 19, 26, 2024 24-00660P

--- ESTATE ---

SECOND 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

SecondE-Mail:

webmaster@beilandhay.com

April 19, 26, 2024 24-00664P

SECOND 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.

Person Giving Notice:

Sharon A. McReynolds

8240 Millwood Drive

Hudson, Florida 34667

Attorney for Person Giving Notice:
David A. Hook, Esq.

E-mail Addresses:
courtserve@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

SECOND INSERTION

**NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY**

IN THE COUNTY COURT
IN AND FOR PASCO COUNTY,
FLORIDA

CIVIL ACTION
CASE #: 2024CA000521 CAAXWS
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
Nikki 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 FCO1 SUU

April 19, 26, 2024 24-00672P

lv20906_v11

SAVE TIME

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

--- ESTATE ---

SECOND 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.

Personal Representative:
/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

SECOND 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@siegcoleglaw.com
Secondary E-Mail:
eservie@siegcoleglaw.com
April 19, 26, 2024 24-00637P

SECOND 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:
courtsservice@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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 24-00663P

SECOND 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:
ssigner@jpfirm.com
April 19, 26, 2024 24-00635P

SECOND 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

SECOND 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.L.C.
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

SECOND 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@siegcoleglaw.com
Secondary E-Mail:
eservie@siegcoleglaw.com
April 19, 26, 2024 24-00638P

--- ESTATE ---

--- SALES ---

SECOND 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@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com April 19, 26, 2024 24-00640P

SECOND 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 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) 516-800 E-Mail: dina@alg-legal.com April 19, 26, 2024 24-00663P

SECOND 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

SECOND 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.

Person 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

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

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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA002995CAAXWS AMERIHOME 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 PUBLISHED AS PROVIDED HEREIN.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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 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 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

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

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

SECOND INSERTION

NOTICE TO ADMINISTRATION (Testate) 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, 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 file number for the estate is 2024-CP-000069-CPAXES. The estate is testate, and the dates of the decedent's will and any codicils are March 4, 2013.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, 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 must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3-month time 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), Florida Statutes, 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 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed 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, an agent under chapter 709, Florida Statutes, 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.

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 Florida Bar No. 930512 (813) 968-2404 Attorney for Petitioner April 19, 26, 2024 24-00633P



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

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-- ACTIONS / SALES --

SECOND 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 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

SECOND 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 AGENCY OF THE GOVERNMENT 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 WFLD 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

SECOND 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

SECOND 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 AGENCY OF THE GOVERNMENT 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 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 Northly 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 1'10" 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 0'10" 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

SECOND 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



LV18237 V13

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 / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA000227CAAX-WS GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ, DECEASED, et al. Defendant(s). 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY 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

THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, 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)

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

FOURTH INSERTION

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

rent address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED at Dade City, Pasco County, Florida this 28 day of March, 2024. CLERK OF THE CIRCUIT COURT By: /s/ Nikki Alvarez-Sowles

Petitioners' attorney, Laurie R. Chane, Esquire, 14206 5th Street, Dade City, FL 33523 April 5, 12, 19, 26, 2024 24-00556P

SECOND 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 TOWNHOME 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 abovecaptioned 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

SECOND 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. Defendant, 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.

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 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Apr. 19, 26; May 3, 10, 2024 24-00670P

--- TAX DEEDS ---

FOURTH 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

FOURTH 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 LANNELLO 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

FOURTH 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2024-CA-000130-AAXW-S DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. KEVIN J. MYNY; 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. MYNY; 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 ervice@decubaslewis.com 23-02132 April 19, 26, 2024 24-00655P

SECOND 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 11th 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: 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000222TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805749 Year of Issuance: 06/01/2019 Description of Property: 09-25-17-0050-05800-0280 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOT 28 BLOCK 58 OR 3689 PG 1376 Name(s) in which assessed: JAMES H SCHERF All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 09, 2024 at 10:00 am. March 18, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk April 5, 12, 19, 26, 2024 24-00552P

FOURTH 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 TAYLOUR AQUILA All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 09, 2024 at 10:00 am. March 18, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk April 5, 12, 19, 26, 2024 24-00540P

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--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 147
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

FOURTH 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 DE-
CEASED
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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

Notice of Application for Tax Deed
2023XX000200TDAXXX
NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1908501

FOURTH 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 REVOC-
CABLE 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

FOURTH 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 SMOKE-
HOUSE 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

FOURTH 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-
GIN 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
TH N00DG 13'17"E 125.00 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
24-00544P

FOURTH 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

FOURTH 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 CON-
DO 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

FOURTH 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 EASE-
MENT 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

FOURTH INSERTION

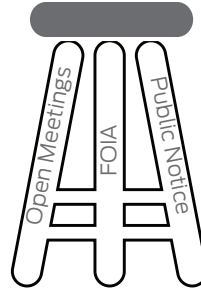
Notice of Application for Tax Deed
2023XX000219TDAXXX
NOTICE IS HEREBY GIVEN,
That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which 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

FOURTH 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 COM-
PANY 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

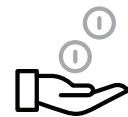


Verifiability



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.

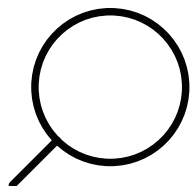


Citizens continue to learn about vital civic matters from newspaper notices.

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

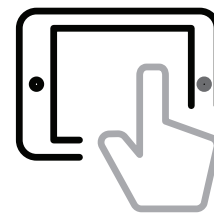
Verifying publication is difficult-to-impossible on the web.

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

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

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- 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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