PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of KLEANED BY KAY :

Located at 15617 Madeline Dr : Pasco County in the City of Hudson : Florida, 34667-3813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson Florida, this April day of 30, 2024 MITCHELL KASIE 24-00761P

May 3, 2024

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FRANKIES LAWN SERVICE : Located at 17806 Jamestown Way

Apt D : Pasco County in the City of Lutz: Florida, 33558-6628 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Lutz Florida, this April day of 30, 2024 GIOIELLI JAMES FRANCIS

24-00760P May 3, 2024

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Metal Fab located at 28212 Rice Rd, in the County of Pasco, in the City of San Antonio, Florida 33576 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 24th day of April, 2024. RJW SERVICES LLC May 3, 2024 24-00751P

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Kavlee's Kreations located at 28212 Rice Rd, in the County of Pasco, in the City of San Antonio, Florida 33576 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 24th day of April, 2024. RJW SERVICES LLC 24-00750P May 3, 2024

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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HTD CONNECT : Located at PO Box 1012 : Pasco

County in the City of Dunedin : Florida, 34697-1012 intends to register the said name with the Division of Corporations

of the Florida Department of State, Tallahassee, Florida Dated at Dunedin Florida, this April day of 30, 2024 CHEHAIBER ANTHONY C

24-00759P May 3, 2024

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 2&2 **RESTAURANT** :

Located at 5835 Marie Dr : Pasco County in the City of Zephyrhills : Florida, 33541-1972 intends to register the said name with the Division of Corporations of the Florida Department of

State, Tallahassee, Florida, Dated at Zephyrhills Florida, this April day of 30, 2024 SKCSNT LLC

May 3, 2024 24-00758P

FIRST INSERTION

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO

SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT The Wiregrass Community Development District Board of Supervisors ("Board") will hold public hearings on May 24, 2024 at

10:00 a.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of master special assessments for "Assessment Area 3" to secure proposed bonds on benefited lands within the Wiregrass Community Development District (the "District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the master special assessments. The streets and areas to be improved are geographically depicted below and in the District's preliminary Second Amended and Restated Master Infrastructure Cost Report of District Engineer, dated March 2024 (the "Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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

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

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

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

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS - ASSESSMENT AREA 3 $^{(1)}$						
PRODUCT	UNITS	EAU FACTOR	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Townhome	75	0.60	\$4,307,927	\$57,439	\$407,087	\$5,428
Single Family	37	1.00	\$3,542,073	\$95,732	\$334,716	\$9,046
TOTAL	112		\$7,850,000		\$741,804	

(1) Represents maximum assessments for Assessment Area 3 and allocated by EAU.

(2) Product total shown for illustrative purposes only and are not fixed per product type

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

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

Also, on May 24, 2024 at 10:00 a.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

Additional information regarding this public hearing may be obtained by contacting the District Manager, Sean Craft, at scraft@rizzetta.com or by calling (813) 994-1001, or via the District's website at www.wiregrasscdd.org. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such

person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment

should contact the District Office at (813) 994-1001 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office. WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

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

Amended and Restated Master Infrastructure Cost Report of District Engineer, dated January 23, 2020 (the "2018 Amended and Restated Master Engineer's Report"); and WHEREAS, the 2018 Master CIP eliminated the public infrastructure improvements benefitting the "Persimmon Park" por-

tion of the District (hereinafter, "Assessment Area 3") from the scope of the District's master capital improvement plan as it was thought at the time that such project would be completed by one or more other community development districts (the "Assessment Area 3 Project"); and

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

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

WHEREAS, the Board of Supervisors (the **"Board**") of the District hereby determines to undertake, install, plan, estab-lish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the **"2024 Improvements**") described in the District's 2024 Amended and Restated Master Engineer's Report; and

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

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

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

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS

COMMUNITY DEVELOPMENT DISTRICT:

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

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

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

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

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

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

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

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

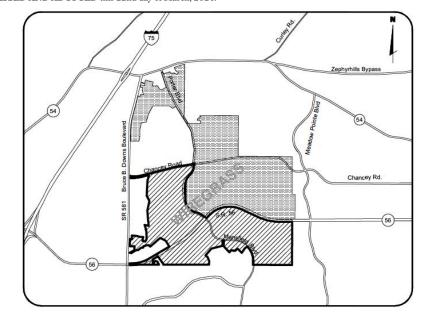
SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197,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

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll. SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to

be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advis-ability of adoption of the 2024 Amended and Restated Master Engineer's Report, the assessments or the making of the 2024 Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District. **SECTION 13.** This Resolution shall become effective upon its passage.

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



2024 Master Capital Improvement Plan WHEREAS, the Wiregrass Community Development District (the "District") is an independent local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by the Florida Land and Water Adjudicatory Commission ("FLWAC") Rule 42MMM-1; and

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

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

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

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

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

May 3, 10, 2024

24-00744P



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



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bex-

ley Community Development District ("District") will hold a regular meeting of the Board on May 15, 2024 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

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

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

Jillian Minichino

District Manager May 3, 2024

FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the

undersigned, desiring to engage in business under the fictitious name of ESPI-NOZA LAWN SERVICE AND LAND-SCAPING :

Located at 7316 16th St : Pasco County in the City of Zephyrhills : Florida, 33540-1023 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Zephyrhills Florida, this April day of 30, 2024 ESPINOZA ANTONIO D 24-00757P May 3, 2024

FIRST INSERTION Notice of Public Sale:

The following personal property of Maritza Pastrana will on May 28, 2024 at 8:30 AM at 36006 SR 54 West, Zephyrhills, Pasco County, FL 33541, be sold for cash to satisfy fees in accordance with Florida Statutes Section 715.109. CHAL 1968 Mobile Home VIN - FB251FLB723 TITLE - 3117115 Prepared by Tracy McDuffie, 1003 Cleveland St, Tampa, FL 33606 May 3, 2024 and May 10, 2024 May 3, 10, 2024 24-00742P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 05/18/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

4T1BE46K67U157847 2007 TOYT 24-00747P May 3, 2024

FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/27/2024 at 11:00 the following Trailer Coach may be sold at public sale for storage charges pursuant to TL-28 Section 83.805-83.806 1996 Holiday Rambler Trailer Coach 10843270009023775 Title: 383C2050132 Michigan Tag: D148319 Registered Owner MARC DONALD CHRISTY / Original Owner/Vin HAR-RY D & JACQUELINE J CLOUD Indiana Trailer Vin # 1KB181L28TW023775 Sale to be held at Port Hudson Ma-

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 Bernie Service co, located at 9326 Villa Entrada, in the City of New port Ritchey, County of Pasco, State of FL, 35546, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION

24-00745P

Dated this 25 of April, 2024. Bernardo Baez 9326 Villa Entrada New port Ritchey, FL 35546 May 3, 2024 24-00749P

FIRST INSERTION NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY

gives notice that on 05/24/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

2T1BR32E54C226443 2004 TOYT 3LN6L2GK6DR825269 2013 LINC 5TFGY5F10EX158986 2014 TOYT May 3, 2024 24-00753P

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that ACCESS HEALTH CARE PHYSICIANS, LLC, OWNER, desiring to engage in business under the fictitious name of ACCESS HEALTH AND WEIGH LOSS CENTER located at 14690 SPRING HILL DRIVE, SUITE 101, SPRING HILL, FLORIDA 34609 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.

May 3, 2024 24-00748P

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 05/18/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FAFP34N37W136181 2007 FORD 1FTFW1EG4HFB93301 2017 FORD 1FUJBBCG07LW33330 2007 FRHT 1GNCS18X13K169250 2003 CHEV 1JJV532WXYL606692 2000 WABA 2FZNEMEBXYAG89589 2000 STRG KM8K62AB1NU788494 2022 HYUN WVWMN7AN2BE717379 2011 VOLK 24-00746P May 3, 2024

SECTION I - REQUEST FOR PROPOSALS PROJECT: SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT 2024 MILLING AND RESURFACING PROJECT SOLICITATION NO: 2024-2

NOTICE IS HEREBY GIVEN that the Seven Oaks Community Development District will open sealed proposals at 2:00 P.M., LOCAL TIME, June 24, 2024 at Rizzetta & Company, Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544, for the Seven Oaks Community Development District 2024 Milling and Resurfacing Project. Work is to include milling and resurfacing existing roads, brick pavers, and associated infrastructure as indicated on the plans and specifications.

FIRST INSERTION

Sealed proposal offers in one (1) hard copy for furnishing the forecasted work will be received and accepted by the Seven Oaks Community Development District, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544 (Attention Scott Brizendine), until the above stipulated date and time for opening of sealed proposals. For all hand-delivered proposals, the office is open, on normal workdays, between the hours of 8:00 A.M. and 5:00 P.M. Proposals are to be sent via UPS, FedEx, or DHL

Copies of the Contract Documents, all bound together, and the plans, are on file and available for inspection by prospective Proposers at Rizzetta & Company Inc, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, 33544. Telephone Number (813) 994-1001. Electronic PDF copy of the bid documents and plans can be requested from Greg Woodcock by emailing greg.woodcock@stantec.com and sbrizendine@rizzetta.com.

Proposal offers shall be accompanied by either a Proposal Bond or by a Certified Check or a Cashier's Check or an Official Bank Check in the dollar amount representing not less than five percent (5%) of the total amount proposed as a guarantee to enter into a contract and furnish a contract performance and payment bond in the amount of one hundred percent (100%) of the total proposal price within thirty (30) calendar days from the date of notification of the award

A non-mandatory pre-proposal conference will be held at 11am. on May 21, 2024, at the Seven Oaks Amenity Center located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

Representatives of Seven Oaks Community Development District and Engineer will be present to discuss the project. Proposers are to attend and participate in the conference. The Engineer will transmit to all prospective Proposers of record such addenda as Engineer considers necessary in response to questions arising at the conference.

The Seven Oaks Community Development District, Pasco County, Florida re serves the right to accept or reject any or all proposals and waive informalities and minor irregularities in offers received in accordance with the proposal documents and the DISTRICT Rules. The Seven Oaks Community Development District, Pasco County, Florida reserves the right to accept or reject any or all proposals as it deems in its best interests and waive informalities and minor irregularities in accordance with the proposal documents. May 3, 2024

24-00763P

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 application for an Environmental Resource Permit to serve Residential activities on 11.08 acres known as Angeline 6 Collector Road A - Segment 1. The project is located in Pasco County, Section(s) 32, Township 25 South, Range 18 East. The permit applicant is Len-Angeline, LLC whose address is 2502 N. Rocky Point Drive, Suite #1050, Tam-

pa, FL 33607. The Permit No. is 43044257.051. The file(s) pertaining to the project referred to above is available for inspec-tion Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 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 agency action. Persons whose substan-tial interests will be affected by any such final decision of the District in this matter 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 action in this matter is not available prior to the filing of a request for hearing. May 3, 2024

24-00762P

---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

6219 Hawk Grove Court Wesley Chapel, FL 33545

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 a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Environmental activities on 14.42 acres known as Tyndall Road. The project is located in Pasco County, Section(s) 15, 22, Township 25 South, Range 20 East. The petitioner is HBWB Development Service LLC whose address is 4065 Cresent Park Drive, Riverview, FL 33578. The Petition No. is 42047698.000.

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, 7601 U.S. Highway 301 N, Tampa, FL 33637.

NOTICE OF RIGHTS Any person whose substantial interests are affected by the District's action regarding this matter 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. 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 agency action Persons whose substantial interests will be affected by any such final decision of the District in this matter 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 action in this matter is not available prior to the filing of a request for hearing. 24-00752P May 3, 2024

FIRST INSERTION NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: Notice is hereby given that on 05/20/2024 at 08:00 AM the following vehicles(s) may be sold at public sale at 8030 MASSACHUSSETTS AVE NEW PORT RICHEY, FL 34653 pursuant to Florida Statute 713.585. 5N1ED28Y5YC537761 2000 NISS 1106.46 Lienor Name: R & R AUTOWORXS, INC. Lienor Address: 8030 MASSACHUSSETTS AVE, NEW PORT RICHEY, FL 34653 Lienor Telephone #: 813-697-1791 MV License #: MV82225 Location of Vehicles: 8030 MASSACHUSSETTS AVE NEW PORT RICHEY, FL 34653 24-00764P May 3, 2024

--- ESTATE ----

---- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-649 IN RE: ESTATE OF BETH ANN HOLLENBERGER, aka BETH HOLLENBERGER, aka BETH HOLLENBERGER

DARRELL Deceased.

The administration of the estate of BETH ANN HOLLENBERGER, also known as BETH HOLLENBERGER. also known as BETH HOLLENBERG-ER DARRELL, deceased, whose date of death was May 22, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is: May 3, 2024. Signed on this 12th day of April,

4/26/2024. ZANE C. HOLLENBERGER A/K/A ZANE HOLLENBERGER

Personal Representative 3125 Creekside Village Drive NW

Kennesaw, GA 30144 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 May 3, 10, 2024 24-00736P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000540CPAXWS IN RE: ESTATE OF BENJAMIN SCOTT BROWN

Deceased.

The administration of the estate of BENJAMIN SCOTT BROWN, deceased, whose date of death was February 25, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 3, 2024.

Michael I. Perkins as Natural Guardian

rina LLC/Storage Lot 14333 Crabtrap Ct. Hudson Fl. 34667 all sales are subject to storage fees, late fee, admin fee, recovery charges Trailer Coach may be released prior to the Sale. Port Hudson Marina LLC reserves the right to bid/reject any bid 24-00743P May 3, 10, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 169 IN RE: ESTATE OF MICHAEL CHARLES WEIBEL Deceased

The administration of the Estate of Michael Charles Weibel deceased, File Number 24 CP 169 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richev, FL 34656-0338. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 SO FILED

WILL BE FOREVER BARRED.

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

Petitioner: Sandra Kay Weidner

564 North Spring St. Wabash, IN 46992 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com May 3, 10, 2024 24-00769P

PROBATE DIVISION File No. 2024-CP-718CPAXES IN RE: ESTATE OF CHERYL CHERICE AKINS-PERKINS Deceased.

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

You are hereby notified Petition for Summary Administration has been submitted in the estate of Cheryl Cherice Akins-Perkins, deceased, File Number 2024-CP-718CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was October 15, 2023; that the total value of the estate, including homestead and exempt property, is \$334,400, and that the names and addresses of those to whom it by such order are:

Address Name Michael I. Perkins 6219 Hawk Grove Court Wesley Chapel, FL 33545 Maliik Perkins, in care of Michael I. Perkins as Natural Guardian 6219 Hawk Grove Court Wesley Chapel, FL 33545 Madison Perkins, in care of Michael I. Perkins as Natural Guardian 6219 Hawk Grove Court Wesley Chapel, FL 33545 Morgan Perkins, in care of

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice: /s/ Michael I. Perkins 6219 Hawk Grove Court Wesley Chapel, Florida 33545 Attorney for Person Giving Notice /s/ William Rambaum William Rambaum Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2 Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (704) 285-8136 E-Mail: brambaum@plglawyer.com Secondary E-Mail: jherny@plglawyer.com May 3, 10, 2024 24-00771P

FIRST INSERTION

NOTICE TO CREDITORS **RE: BARBARA A. SNEDDON,** Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST

TO:

THE ABOVE NAMED DECEDENT The above-named Decedent, estab-

lished a Living Trust, entitled DAVID & BARBARA A.

SNEDDON LIVING TRUST, dated APRIL 21st 2006.

The name(s) and address(es) of the Trustee(s) is/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 Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

JENNIFER ANN SNEDDON,

Trustee 29202 CADDYSHACK LANE, SAN ANTONIO FL 33576 352 - 588 - 3196May 3, 10, 2024 24-00737P

Personal Representative: CHARLES BROWN

3164 Renatta Drive. Belleair Bluffs, FL 33770 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalser@floridaproabtefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Suite 101 Boca Raton, Florida 33487 May 3, 10, 2024 24-00755P



---- SALES ----

NOTICE OF SALE

IN THE COUNTY COURT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL ACTION

CASE NO .: 2023CC003553CCAXES

Notice is hereby given that, pursuant to a

Final Judgment of Foreclosure or Order

dated April 30, 2024, entered in Civil

Case No. 2023CC003553CCAXES.

in the COUNTY COURT in and for

PASCO County, Florida, wherein CRESTVIEW HILLS HOMEOWNERS

ASSOCIATION, INC is the Plaintiff,

and HEDRICK BURNS JR, et al., are the Defendants, Nichole "Nikki"

Alvarez-Sowles, PASCO County Clerk

of the Court, will sell the property

situated in PASCO County, Florida,

Lot 98, CRESTVIEW HILLS,

according to the plat thereof as

recorded in Plat Book 53, Pages

124 through 129, inclusive, Public

at public sale, to the highest and

best bidder, for cash, at www.pasco.

realforeclose.com, at 11:00 a.m. on the

18th day of June 2024. Any person

claiming an interest in the surplus from

the sale, if any, other than the property

Records of Pasco County, Florida.

HOMEOWNERS ASSOCIATION,

HEDRICK BURNS JR, et al.

CRESTVIEW HILLS

Plaintiff vs.

Defendant(s)

described as:

FIRST INSERTION

owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. s/ Anne M. Mallev Anne M. Malley, Esquire (SPN 1742783, FBN 075711) 36739 County Road 52, Suite 105

Dade City, FL 33525 Phone: (352) 437-5680 Fax: (352) 437-5683 Primary E-Mail Address: amalley@malleypa.com May 3, 10, 2024 24-00767P

Any persons claiming an interest in

the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim

before the clerk reports the surplus as

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Public Information

Dept., Pasco County Government Cen-

ter, 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 noti-

fication if the time before the sched-

uled appearance is less than 7 days; if you are hearing impaired call 711. The

court does not provide transportation

and cannot accommodate for this ser-

vice. Persons with disabilities needing

transportation to court should contact

their local public transportation pro-

viders for information regarding trans-

portation services.

David R. Byars

David R. Byars

Kass Shuler, P.A

By /s/ David R. Byars

Attorney for Plaintiff

1505 N. Florida Ave

320250/2116201/wll

May 3, 10, 2024

Tampa, FL 33602-2613

ForeclosureService@kasslaw.com

24-00734P

Dated: April 25, 2024

FIRST INSERTION

unclaimed.

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

CIVIL DIVISION Case No. 51-2021-CA-001837 WS **Division J2**

SHANNON R. MCIVER, MICHAEL D. MCIVER, RIVERSIDE VILLAGE HOMEOWNERS ASSOCIATION INC., THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 30, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles Esq., Clerk of the Circuit Court, will sell

the property situated in Pasco County, Florida described as: LOT 85, RIVER SIDE VILLAGE UNIT 4, PHASE 3, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGE 90, AND 91 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4402 HARNEY COURT, NEW PORT RICHEY, FL 34655; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on JULY 31, 2024 at 11:00 A.M..

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-000193-CAAX-WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

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

FIRST INSERTION FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000181 IN RE: ESTATE OF

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

MILLIE RUSSO

You are hereby notified that an Order of Summary Administration has been entered in the estate of MILLIE RUSSO, deceased, File Number 2024-CP-000181, 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 December 26, 2023; that the total value of the probated estate is \$3,678 plus the assets held by the trust and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Christine Summers, Trustee of The Millie Russo Revocable Trust, dated June 17, 2011

1099 Fox Chapel Drive Lutz, FL 33549

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 PE-**RIODS SET FORTH IN FLORIDA** STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREV-ER BARRED. NOTWITHSTAND-ING 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 May 3, 2024.

Person Giving Notice: /s/ Christine Summers Christine Summers 1099 Fox Chapel Drive Lutz, Florida 33549 Attorney for Person Giving Notice: /s Brian Arrighi Brian D. Arrighi, Esq. Attorney Florida Bar Number: 0010268 26852 Tanic Drive Suite 102 Wesley Chapel, Florida 33544 Telephone: (813) 518-7411 Fax: (866) 207-2020 E-Mail: brian@northtampalawgroup.comSecondary E-Mail: service@northtampalawgroup.com May 3, 10, 2024 24-00739P



NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-630 IN RE: ESTATE OF NORMA HALL AKA NORMA GERALDINE HALL Deceased. The administration of the estate of

--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-000583-WS

IN RE: ESTATE OF

GUY B. WELLES

Deceased.

The administration of the estate of

GUY B. WELLES, deceased, whose

date of death was March 7, 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

s/Michael J. Welles

MICHAEL J. WELLES

5 Burnett Street

Turners Falls, Massachusetts 01376

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is May 3, 2024.

s/David J. Wollinka

OF THIS NOTICE ON THEM.

NOTICE.

BARRED

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is May 3, 2024.

Personal Representative: STEPHEN R. WILLIAMS 10820 State Road 54, Suite 202 Trinity, Florida 34655 Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com May 3, 10, 2024 24-00740P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024 CP-000462CPAXES IN RE: ESTATE OF ELLIS J. OGLESBY, JR.

Deceased. The administration of the estate of ELLIS J. OGLESBY, JR., deceased, whose date of death was May 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS DAVID J. WOLLINKA Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 3, 10, 2024 24-00741P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-484 IN RE: ESTATE OF ANTHONY THOMAS

WEIDLER, JR.,

FIRST INSERTION

Deceased. The administration of the estate of AN-THONY THOMAS WEIDLER, JR., 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 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the curator and the curator'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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000380 CPAXES Division 44-E IN RE: ESTATE OF JEAN M. EDWARDS Deceased.

The administration of the estate of Jean M. Edwards, deceased, whose date of death was November 10, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 3, 2024.

Personal Representative:

Richmond Hill, Georgia 31324

Attorney Florida Bar Number: 0065005 Christina Hebert Law 14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618 Telephone: (813) 240-2468 E-Mail: christina@chebertlaw.com May 3, 10, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000127 **Division Probate** IN RE: ESTATE OF DELORES ANN ALTON

The administration of the estate of DE-LORES ANN ALTON, also known as DELORES ANN VANDERVEEN, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Divi-sion, 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

Bruno G. Dannenberg 49 Clay Court Attorney for Personal Representative: Christina C. Hebert

24-00770P

FIRST INSERTION

Deceased

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

PMIT REI 2021-A LLC Plaintiff, vs.

aka DELORES ANN VANDERVEEN

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 3, 2024 Personal Representative ELLIS J. OGLESBY, III 3516 Joe Sanchez Road Plant City, Florida 33565 Attorney for Personal Representative: Richard A. Miller Florida Bar Number: 328911 Miller Troiano, P.A. Post Office Box 8169 Lakeland, FL 33802 Telephone: (863) 688-7038 Fax: (863) 688-2619 E-Mail: rmiller@millerlawfl.com Secondary E-Mail: ddean@millerlawfl.com 24-00738P May 3, 10, 2024

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

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

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

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

The date of first publication of this notice is: May 3, 2024.

ROBERT D. HINES

Curator 1312 W. Fletcher Avenue, Suite B.

Tampa, FL 33612 Robert D. Hines Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Ave., Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com May 3, 10, 2024 24-00756P THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 3, 2024. JAMES MARK VANDERVEEN

Personal Representative 332 East Allegan Street Otsego, MI 49078 Rebecca K. Wrock

Attorney for Personal Representative Florida Bar No. 118010 Varnum LLP 101 N. Main Street Suite 525 Ann Arbor, MI 48104 Telephone: 734-372-2914 Email: rkwrock@varnumlaw.com Secondary Email: baminix@varnumlaw.com May 3, 10, 2024 24-00768P

DA.

RICHEY, FL 34652

NO LATER THAN THE DATE THAT

MARK J. WEIMER: UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF SHEILA A. DWYER; UNKNOWN SPOUSE OF MARK J. WEIMER; 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 15 day of May, 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 2121, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-PROPERTY ADDRESS: 4011 GRAYTON DR, NEW PORT IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00138 May 3, 10, 2024 24-00733P

---- ACTIONS / SALES ----

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.:

- Kh

2024CA000629CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, v.

KIRTICHAND SHIWBALAK; ANN E. SHIWBALAK; BOYETTE OAKS HOMEOWNER'S ASSOCIATION, INC.; BOYETTE OAKS PHASE II HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAYING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant. To the following Defendant(s): ANNE. SHIWBALAK (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

the following described property: LOT 4, BLOCK 1, BOYETTE OAKS ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 54, PAGES 1 THROUGH 7, INCLU-SIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 29932 Prairie Falcon Dr, Wesley Chapel, FL 33544 has been filed against you and you are

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR PASCO

COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2020CA000774CAAXWS

EVERETT HOUGHTALEN, et al.,

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered February 22, 2024 in Civil Case No. 2020CA000774CAAX-

WS of the Circuit Court of the SIXTH

JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein

MORTGAGE ASSETS MANAGE-

MENT, LLC is Plaintiff and EVERETT HOUGHTALEN, et al., are Defendants,

the Clerk of Court, NIKKI ALVAREZ-

SOWLES, ESQ., will sell to the high-est and best bidder for cash electroni-

cally at www.pasco.realforeclose.com

in accordance with Chapter 45, Florida

Statutes on the 4th day of June, 2024

at 11:00 AM on the following described

property as set forth in said Summary Final Judgment, to-wit:

LOT 2026, BEACON SQUARE,

UNIT 17, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 10,

AT PAGE 39, OF THE PUBLIC

RECORDS OF PASCO COUN-

TY, FLORIDA.

MORTGAGE ASSETS

MANAGEMENT, LLC,

Plaintiff, vs.

Defendant.

required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before JUNE 4TH, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, If you are a per-son with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services)

WITNESS my hand and the seal of this Court this April 30, 2024. As Clerk of the Court Nichole Alvarez Sowles Pasco County Clerk & Comptroller Deputy Clerk Haley Joyner (SEAL)

Kellev Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 May 3, 10, 2024 24-00766F

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION

FORECLOSURE PROCEEDINGS-

PROPERTY

IN THE CIRCUIT/COUNT Y COURT

OF THE SIXTH JUDICIAL CIRCUIT,

IN AND FOR PASCO COUNTY.

FLORIDA

CIVIL DIVISION

Case# 512024CA000588CAAXWS

Suncoast Old Dixie Properties, Inc.,

To: Joena Ebarle: Last known address:

14837 Old Dixie Hwy., Hudson, Fl.

Suncoast Old Divie Properties, Inc.:

Last known address: 14837 Old Dixie

Residence unknown, if living, includ-

ing any unknown spouse of said De-

fendants, if Defendants are remarried

or Defendants are dead, their respec-

tive unknown heirs, devises, grantee,

assignees, creditors, lienors, and trustees, and all other persons claim-

ing by, through, under or against the

named Defendant(s); and the afore-

mentioned named Defendant(s) and

such of the aforementioned unknown

Defendant(s) and such of the aforemen-

tioned unknown Defendans as may be

infants, incompetents or otherwise not

an action has been commenced to fore-

close a mortgage on the following real

property, lying and being and situated

in Pasco County, Florida, more particu-

larly described as follows:

TRUST COMPANY, AS

ASSET SECURITIZATION

OPT4. MORTGAGE-PASS-

THROUGH CERTIFICATES.

PATRICIA COOLEY A/K/A

PATRICIA GIULIA COOLEY A/K/A

PATRICIA GIULIA COOLEY A/K/A

PATRICIA BERARDI: KENNETH

OF THE TREASURY - INTERNAL

Defendant(s). NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Uniform

Final Judgment of Foreclosure dated

March 2, 2023, and entered in Case

No. 2018CA002487 of the Circuit

Court of the 6TH Judicial Circuit in

and for Pasco County, Florida, where-

in DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE

FOR HSI ASSET SECURITIZATION

CORPORATION TRUST 2006 OPT4.

MORTGAGE-PASS-THROUGH CER-

TIFICATES, SERIES 2006-OPT4,

is Plaintiff and PATRICIA COOLEY

A/K/A PATRICIA GIULIA COOLEY

A/K/A PATRICIA GIULIA COOLEY

A/K/A PATRICIA BERARDI; KEN-

NETH K. COOLEY: UNITED STATES

OF AMERICA, DEPARTMENT OF

THE TREASURY - INTERNAL REV-ENUE SERVICE; PASCO COUNTY,

FLORIDA, are Defendants, the Office

of the Clerk, Pasco County Clerk of the

Court will sell to the highest bidder

or bidders via online auction at www.

pasco.realforeclose.com at 11:00 a.m.

K. COOLEY; UNITED STATES

OF AMERICA, DEPARTMENT

REVENUE SERVICE; PASCO

COUNTY, FLORIDA,

CORPORATION TRUST 2006

TRUSTEE FOR HSI

SERIES 2006-OPT4,

Plaintiff. vs.

YOU ARE HEREBY NOTIFIED that

Diane Hamilton

and Joena Ebarle,

Hwy, Hudson, Fl. 34667

Plaintiff, VS

Defendant(s)

34667

sui juris.

CAPE CAY UNIT ONE PB 7 PG 30 LOT 8 & 9 BLOCK B OR8291 / PG 613 more commonly known as 14837

Old Dixie Hwy., Hudson, Fl. 34667.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon DIANE HAMILTON, whose address is 512 20th Ave., Indian Rocks Beach, Fl. 33785, on or before June 3rd 2024 and file the original with the clerk of this Court either before with service on Plaintiff 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 proceed-ing, you are entitled, at no cost to you, 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 OIIice, 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 30th day of April, 2024. PASCO COUNTY COURT SEAL

By: Melanie Gray Deputy Clerk May 3, 10, 2024 24-00765P

FIRST INSERTION

on the 24th day of June, 2024, the following described property as set forth in said Uniform Final Judgment, to wit:

LOTS 17, 18, 19, 20 AND 21, BLOCK 6, LAKE WORRELL ACRES, UNIT TWO, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 4, PAGE(S) 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8539 Broad Street, New Port Richey, Florida

34654 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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 aring or voice impaired, call 711.

Dated:4/25/2024 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 18-400534 May 3, 10, 2024 24-00735P

SUBSEQUENT INSERTIONS

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

SECOND 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

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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

All other creditors of the decedent

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

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

PATRICK GNUSCHKE, an

HEIRS OF RAYMOND

Plaintiffs, v.

GNUSCHKE,

Defendants.

FRIEDRICH, a married couple,

ROSE GNUSCHKE, an individual,

PAUL GNUSCHKE, an individual,

individual, and the UNKNOWN

BRUCE GNUSCHKE, an individual,

TO: UNKNOWN TENANT #1, UN-

KNOWN TENANT #2, UNKNOWN

HEIRS OF RAYMOND GNUSCHKE,

Devisees, Grantees, Assignees, Credi-tors and Lienors of RAYMOND

GNUSCHKE, deceased, and All Other

Persons Claiming by and Through, Under, Against the Named Defendant(s):

OF THIS NOTICE ON THEM.

Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500

Sarasota, Florida 34236 Apr. 26; May 3, 2024

24-00711P

---- ESTATE ----

SECOND INSERTION

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Olivia Ohser

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

FOURTH INSERTION

--- ACTIONS ----

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

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 sur-

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-05832FL May 3, 10, 2024 24-00754P

PUBLISH YOUK LEGAL NOTICE

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA002487 DEUTSCHE BANK NATIONAL

plus as unclaimed.

services. By: /s/ Robyn Katz

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

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

Email legal@businessobserverfl.com



Do I need to register my **business' name?**

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

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-

V18237 V7

with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

Dated on this April 4 2024 NIKKI ALVAREZ-SOWELS, ESQ. PASCO COUNTY CLERK AND COMPTROLLER (SEAL) 2024CA000334CAAXES 04-04-2024 04:28 PM

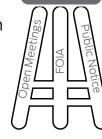
/s/ Nikki Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000334CAAXES 04-04-2024 04:28 PM Deputy Clerk: Haley Joyner Apr. 12, 19, 26; May 3, 2024 24-00601P



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.

Publishing notices on the internet is neither cheap nor free

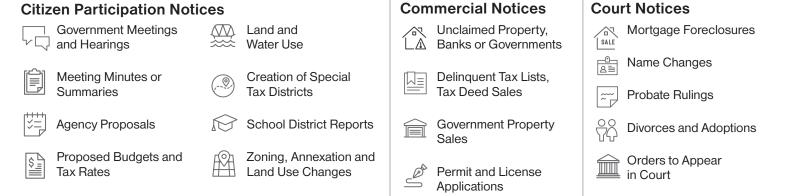


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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

--- ESTATE ----

SECOND 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 estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733 702 ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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

SECOND 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 represen-tative 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

SECOND 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 Divi-sion, 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

NOTWITHSTANDING THE TIME 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: jrivera@hnh-law.com

Apr. 26; May 3, 2024

SECOND 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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREV-ER BARRED. NOTWITHSTAND-ING 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

SECOND 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

24-00689P

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

SECOND 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.

SECOND 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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREV-ER BARRED. NOTWITHSTAND-ING 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

SECOND 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 Divi-sion, 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,

SECOND 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 STATUES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

SECOND 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 Richev, Florida 34654. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

SECOND 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 Gor-don 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 ad-dresses 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 SER-VICE 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 unmatured, contingent or un-liquidated 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 FOREV-ER BARRED.

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

The date of first publication of this Notice is 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

SECOND 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 JO-SEPH M. DeCOSTA, also known as JO-SEPH 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.

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

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

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

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

The date of first publication of this notice is 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 LMuralt@bja-law.com E-mail: Apr. 26; May 3, 2024 24-00714P THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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@diamondlawflorida.com Secondary E-Mail: sharon@diamondlawflorida.com Apr. 26; May 3, 2024 24-00715P

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

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

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

The date of first publication of this notice is 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 Mellissa 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: mellissa@naples.law Tertiary E-Mail: wportnoy@naples.law Apr. 26; May 3, 2024 24-00691P 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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREV-ER BARRED. NOTWITHSTAND-ING 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

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.comSecondary-E-Mail: michelle@flprobatetrustlaw.com Apr. 26; May 3, 2024 24-00692P

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is: 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 Wavne 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 ----

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA Probate Division File No. 2024-P-0001 35 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 rep-resentative 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 NO-TICE 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-00345-WS 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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

The date of first publication of this notice is: April 26, 2024. Signed on this day of 4/24/2024.

Sharon Wahl Personal Representative 4726 Bellemede 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

SECOND 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.

THIRD 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 BUILD-ING 3 & COMMON ELE-MENTS 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

SECOND 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, Flori-da, 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, NIK-KI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.real foreclose.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, towit:

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

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

against you for the relief demanded. If you are a person with a disability

--- ACTIONS / SALES ---

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 accom-modate 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

County, Florida.

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

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 Defendants 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 By: /s/ Robyn Katz

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

services.

SECOND INSERTION

lienors, creditors, trustees or other persons claiming by, through, under or against ROY H. LAIRD; G.J. DAVID-SON, 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. WEAV-ER; 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 NA-TIONAL 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 unknown persons and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

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 de-

scribed 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.

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,

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 vou in Pasco County, Florida regarding the subject property with a legal description, to-wit:

LOT 84, BLOCK 2, THE FAIR-WAYS OF QUAIL HOLLOW, PHASE ONE, ACCORDING TO THE MAP OR PLAT THERE-OF 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

Florida, to-wit: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, leni@ipfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, NORTHGATE NOTE, LLC, a Florida limited li-

THIRD INSERTION

SECOND INSERTION

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

Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boule-vard, 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

(SEAL)

Deputy Clerk: Haley Joyner **<u>EXHIBIT A</u>** The Land referred to herein be-

low is situated in the County of Pasco, State of Florida, and is described as follows:

For a point of reference commence at the Northeast corner of Section 31, Township 25 South, Range 21 East, Pasco County, Florida; thence S. 00 deg. 10'15' W., along the East boundary of the Northeast 1/4 of said Section 31, a distance of 669.38 feet, to

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

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

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

NOTWITHSTANDING 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: Rvan 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: stacey@flprobatetrustlaw.com Apr. 26; May 3, 2024 24-00721P

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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: jrivera@hnh-law.com Apr. 26; May 3, 2024 24-00824P 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,

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County,

ability company, on or before MAY 28TH, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests.

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.

DATED THIS March 1 2024 Nikki Alvarez-Sowles, Esquire, Clerk & Comptroller Clerk of the Circuit Court of Pasco County

a point on the Southerly main tained right-of-way line of Fairview Heights Road; thence S. 89 deg. 55'44" W., along said right of way line a distance of 1921.21 feet for a Point of Beginning; thence continue S. 89 deg. 55'44' W., along said right-of way, a distance of 703.68 feet to a point on the Easterly maintained rightof-way line of Handcart Road; thence S. 00 deg. 11'37" W., along said right-of-way line, a distance of 320.59 feet; thence S. 89 deg 55'59" E., a distance of 703.68 feet; thence N. 00 deg, 11'35" E. a distance of 322.29 feet to the Point of Beginning; Subject to a perpetual right-of-

way easement over and across the North 42.50 feet and the West 35.00 feet thereof;

The above-described parcel being known as Lot 3, Neukom Subdivision, as recorded in Official Record Book 3815, Pages 709 through 738, Public Records of Pasco County, Florida. Apr. 26; May 3, 10, 17, 2024 24-00732P

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication







--- ACTIONS / SALES ---SECOND INSERTION

SECOND 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 styled court.

24-00693P

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 QUICKEN LOANS INC., Plaintiff, vs. 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, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

lowing described property: LOT 60 RIDGEWOOD UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORD-ED 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 you 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-

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

SECOND INSERTION

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

26

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 thepro-

vision of certain assistance. Within two

(2) working days of your receipt of this

document please contact the Public In-

formation Dept., Pasco County Govern-

ment 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 ser-

vice. Persons with disabilities needing

transportation to court should contact

their local public transportation provid-

ers for information regarding disabled

Dated this 22nd day of April, 2024.

transportation services

By: /s/ Liana R. Hall

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

Coral Springs, FL 33071

R. JUD. ADMIN 2.516

Apr. 26; May 3, 2024

23FL922-0062

210 N. University Drive, Suite 900

DESIGNATED PRIMARY E-MAIL

ESERVICE@MGS-LEGAL.COM

FOR SERVICE PURSUANT TO FLA.

24-00712P

Liana R. Hall

Bar No 73813

Submitted by:

SOUTH.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE TOWNSHIP RANGE 21 EAST, ZEPH-IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND YRHILLS COLONY COMPANY FOR PASCO COUNTY, FLORIDA LANDS, AS SHOWN ON PLAT CIVIL DIVISION RECORDED IN PLAT BOOK 2, CASE NO.: PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS THE EAST 595 FEET 23CA003720CAAXES MORTGAGE ASSETS MANAGEMENT, LLC F/K/A THEREOF, AND LESS THE REVERSE MORTGAGE SOUTH 15 FEET THEREOF SOLUTIONS, INC. FOR INGRESS AND EGRESS. PLAINTIFF, VS. IF YOU ARE A PERSON CLAIMING UNKNOWN HEIRS. A RIGHT TO FUNDS REMAINING BENEFICIARIES, DEVISEES, AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS INTEREST IN THE ESTATE OF UNCLAIMED. IF YOU FAIL TO FILE JOHN G. MORRIS A/K/A JOHN GRANT MORRIS A/K/A JOHN A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-G. MORRIS, SR. A/K/A JOHN ED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE MORRIS ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant DATE OF THE LIS PENDENS MAY

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: UN-KNOWN SPOUSE OF JOHN G. MOR-RIS A/K/A JOHN GRANT MORRIS A/K/A JOHN G. MORRIS, SR. A/K/A JOHN MORRIS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, 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 DE-VELOPMENT 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,

Apr. 26; May 3, 10, 17, 2024

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 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 NOR-LAND CT, HOLIDAY, FL 34691 ANY PERSON CLAIMING AN IN-TEREST 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

SECOND 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 Plaintiffvs.

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, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 41 AND 42, OF THE PUBLIC RE-CORDS 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

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

CASE NO .: 20-24 -CA-000327-CAAX-ES U.S. BANK NATIONAL

ASSOCIATION,

OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 Richev: (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.comServiceFL2@mlg-defaultlaw.com MLG No.: 22-05131 Apr. 26; May 3, 2024 24-00727P

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 dis-ability who needs any accommodatio 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 reveiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing

The court does not provide transortation 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.

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

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 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-00334 Apr. 26; May 3, 2024 24-00725P 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 Cir-cuit 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 Sparkling 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-

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. 2023CA003439CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and BAU-CAN, ERIC W & SANDRA A, et al, are Defendants. The Clerk, NIKKI AL-VAREZ-SOWLESS, 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 SUBDIVI-SION 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

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 NAR-CISSUS 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

SECOND INSERTION 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 at-

torney. 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 24-00686P Apr. 26; May 3, 2024

SECOND INSERTION

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 transpor-tation 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

SECOND INSERTION

copy of your written defenses, if any, to it on Padgett Law Group, whose ad-dress 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 Richev; (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.

impaired call 711, Dated on April 17th, 2024 Nikki Alvarez-Sowles, Eso

SECOND INSERTION

CIVIL DIVISION:



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, GAR-DEN 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 CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

AND 98, OF THE PUBLIC RE-CORDS OF PASCO COUNT Y, FLORIDA.

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

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

attomey@padgettlawgroup.com TDP File No. 21-007571-1 Apr. 26; May 3, 2024 24-00713P