

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storage-treasures.com. 01056 - Reeves, Vellena; 01061 - Austin, Bryant; 01072 - Rush, LaShawn; 02124 - Williams, Terrell; 03112 - Morrissey, Bryan; 03149 - Commander, Julian; 03167 - Canizalez, Milton; 03173 - Bolin, Jordan; 04173 - Baio, Matthew; 04213 - Richards, Ahmad PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storage-treasures.com. 020 - Lucchesi, Aubrey; 093 - SAEZ, MELINDA; 148 - nelson, Shadavya; 176 - Jones, Sunshine; 220 - Ricketson, Jason; 270 - Guzman, Carlos; 319 - Spain, Remishia; 322 - Sanford, Melisa PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storage-treasures.com. 11004 - Gonzalez, Katelyn; 11013 - Robinson, Andrew; 11063 - Lawson, darrell; 11177 - Conley, Todd; 11180 - Carmack, Christine; 11279 - Mann, Dwight; 12017 - Bowen, James; 12053 - Jones, Amber; 12131 - Walke, William; 13012 - Dejesus, Elijah; 13050 - Toro, Oscar; 13186 - Tutt, Jason; 13216 - Hawkins, Corey; B122 - Rozzy, Dawn; B219 - Leddick, Leslie; B226 - Mann, Stephen; C125 - Glisan, Katrina; C250 - Leddick, Leslie; C260 - Mickens, Cornell; C364 - Friedman, Todd; C370 - Walsh, Brittany; C414 - Hall, Stefanie; D202 - Simmons, Angela; D219 - Walter, Amy; D231 - Davis, Bethany; D319 - Jimenez, Betzaida; D321 - Hicks, Jacob; D329 - Kunkel, Aaron; D356 - De Jesus, Valentine; P130 - goad, Aubrey; P139 - goad, anthony PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storage-treasures.com. 2014 - Schlosser, Melanie PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storage-treasures.com. A0068 - Walsh, Tammy; C1028 - Townsend, Sharee; C2016 - Yates, Eva; E1103 - Bennett, Amanda; E1174 - Jaquez, Desi; E1210 - Rivers, Sharon; E1231 - Johnson, Monique; E2272 - Pitt, Starr; E2305 - Wilson, Zippora; E2314 - Mendez, Tiffany; E2332 - Barber, Michelle; E2348 - Peragine, Jessica PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storage-treasures.com. 0A113 - Galicia, Jonathan; 0A160 - Popovich, George; 0A188 - Osborn, Tina; 0B013 - Goodin, Nikko; 0B017 - Alberts, Patrick; 0B021 - coats, Janie; 0B031 - diesing, Ashley; 0C117 - Harvey, Stephanie; 0C118 - Larry, Shane; 0D001 - Popovich, George; 0E013 - Power, Todd; 0E108 - Hurst, Becky; 0E115 - Knox, Tracy; 0E234 - opyoke, John; 0E243 - Menech, Nicole; 0E245 - Jones, Jessie PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storage-treasures.com. 042 - Albury, Miranda; 070 - Xpress Exterior Design Marketis, Melissa; 084 - Hill, Jacquale; 104 - Terry, Kerry; 106 - Rivera, Yadiel; 110 - Rios, Anna; 116 - Malloy Lease, Shannon; 177 - Mahone, Matthew; 215 - Jr, Guy Bristow; 216 - Avila, Gary; 266 - Danapas, John; 282 - Mclemore, Richard; 283 - Leclair, Heather; 311 - Akins, Shariela; 388A - Whitson, Natalie; 388B - D.L.C.E. Body and bath llc irons, crystal; 481 - Scydick, Terry; 522 - Kubovy, Milos; 548 - Donovan-Poth, Debbie S PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storage-treasures.com. 1079 - Landsim, Tameisha; 1126 - aushman, Kevin; 1181 - Hicks, Ashley; 1182 - Leggiere, Tina; 1183 - Leggiere, Tina; 1203 - Coggins, Daniel; 2008 - Mack, Patricia; 3014 - bottari, Jenna; 3017 - Drake, Alyssa; 3041 - smith, Justin; 3113 - Lawson, Craig; 3152 - Price, Landis; 3175 - Cullers, Dalaungwa; 3222 - GAZSI, JEREMIAH; 3302 - Villarrubia, Danelia; 3356 - Morrow, Nicholas; 3357 - Roy, Bethany Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. May 10, 17, 2024 24-00778P

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Tuesday, May 21, 2024, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss the proposed FY 2025 budget. Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Long Lake Ranch Community Development District Barry Jeskewich, District Manager (321) 263-0132, Ext. 398 May 10, 2024 24-00827P

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 Waterman Waterworks 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 San Antonio, Florida, this 2nd day of May, 2024. RJW SERVICES LLC May 10, 2024 24-00782P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000227TDAXXX

NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1905497 Year of Issuance: 06/01/2020 Description of Property: 33-24-17-0020-00500-0140 FLORIDA NATURIST PARK UNREC PLAT LOT 14 BLOCK 5 DESC AS COM AT CENTER OF NW1/4 TH SOUTH 380.75 FT TH N88D6W 162 FT MOL TO POB TH S4D6W 130 FT TH N88D6W 70 FT TH N4D6E 130 FT TH S88D6E 70 FT TO POB OR 4869 PG 1672 OR 4869 PG 1680 Name(s) in which assessed: JEAN S HAVEN ROWAN L HAVEN DECEASED CO TRUSTEE JEAN S HAVEN CO TRUSTEE ROWAN L HAVEN AND JEAN S HAVEN REVOCABLE LIVING TR ROWAN L HAVEN DECEASED JEAN HAVEN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00787P

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 Surety Bond Process located at 7128 Palisade Dr, in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Richey, Florida, this 6th day of May, 2024. Tiffany Otto May 10, 2024 24-00823P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09

NOTICE ISHEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CAMtransact, located at 8211 Hayward Lane, in the City of Port Richey, County of Pasco, State of FL, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 3 of May, 2024. Allhardt Accounting LLC 8211 Hayward Lane Port Richey, FL 34668 May 10, 2024 24-00824P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000226TDAXXX

NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902291 Year of Issuance: 06/01/2020 Description of Property: 17-26-21-0020-00000-1330 ZEPHYR SHORES UNREC PLAT LOT 133 DESC AS N 55.00 FT OF S 305.00 FT OF E 117.50 FT OF W 452.50 FT OF TRACT 56 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 OR 7907 PG 1835 Name(s) in which assessed: BRUCE A BOSSICK SHIRLEY M BOSSICK All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00785P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000227TDAXXX

NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1800658 Year of Issuance: 06/01/2019 Description of Property: 26-24-21-0000-04100-0070 SOUTH 120 FT OF NORTH 570 FT OF EAST1/2 OF NE1/4 OF SW1/4 OF SEC 26 EXC WEST 597.39 FT THEREOF OR 528 PG 412 Name(s) in which assessed: JAMES DAWKINS LILLIE BELL DAWKINS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00786P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, May 21, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlsanford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jordan Lansford, District Manager Governmental Management Services - Tampa, LLC May 10, 2024 24-00780P

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 891407 from Rayl Engineering & Surveying, LLC, 810 E Main Street, Bartow, FL 33830. Application received: 4/5/2024. Proposed activity: Residential Project name: Plantation Palms - Pond 3 C. Project size: 0.92 acres. Location: Section(s) 20 Township 26 S, Range 19 E, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. May 10, 2024 24-00781P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Senacore Solutions located at 11820 Uracdo PI STE 101 in the City of San Antonio, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of May, 2024. Kerisma LLC May 10, 2024 24-00783P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Notice is hereby given that on 06/04/2024 at 8:00 AM the following vehicle(s) may be sold at public sale at 16024 US HIGHWAY 19 HUDSON, FL 34667 pursuant to Florida Statute 713.585. IG1PC5SB8E7123456 2014 CHEV 2623.50 Lienor Name: H&R AUTOMOTIVE CORP Lienor Address: 16024 US HIGHWAY 19, HUDSON, FL 34667 Lienor Telephone #: 813-697-1791 MV License #: MV-69311 Location of Vehicles: 16024 US HIGHWAY 19 HUDSON, FL 34667 May 10, 2024 24-00826P

FIRST INSERTION

Notice Of Public Sale

PURSUANT TO THE FLORIDA SELF-SERVICE STORAGE FACILITY ACT, NOTICE IS HEREBY GIVEN THAT THE FACILITIES LISTED BELOW D/B/A VALUE STORE IT SELF STORAGE WILL SELL AT PUBLIC AUCTION (TO SATISFY A LIEN PLACED ON THE CONTENTS PURSUANT TO CHAPTER 83 OF THE FLORIDA STATUTES), THE PERSONAL PROPERTY IN THE BELOW-LISTED OCCUPANTS' LEASED SPACES TO SATISFY THE OWNER'S LIEN. THE PERSONAL PROPERTY STORED THEREIN BY THE FOLLOWING OCCUPANTS MAY INCLUDE BUT IS NOT LIMITED TO GENERAL HOUSEHOLD, OFFICE AND PERSONAL ITEMS, FURNITURE, BOXES, CLOTHES, AND APPLIANCES. THE UNIT(S) WILL BE SOLD AT PUBLIC AUCTION THROUGH ONLINE AUCTION SERVICES OF WWW.STORAGE-TREASURES.COM. THE SALE TIME AND DATE IS AT 11AM ON MAY 30, 2024. VALUE STORE IT WESLEY CHAPEL, LLC - 33624 SR 54 WESLEY CHAPEL, FL 33543: 1079-ASHLEY J CHRISTOPHER,1089- LASHANDA OVINCE,1238-LAMAMETHA HELEN SANDERS,2044- CON-CETTA V HUNT,2147-CATHERINE FLINN,2205-RAYAH S REITNAUER,3197-CARLOS JOSE RODRIGUEZ VALUE STORE IT COUNTRYSIDE, LLC - 26489 US HWY 19 CLEARWATER FL 33761: 4139-WILLIAM PETER ACHNITZ JR. VALUE STORE IT SEVILLE LLC - 2611 SEVILLE BLVD CLEARWATER FL 33764: 3001- CYNTHALYA RENE, 4031- JAMES PATRICK SHAW, 4080-STUART ULANDA SWANSTON, 5106-AUVION TENAY COBB. May 10, 17, 2024 24-00779P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of WANDA ROMAN SHEPARD and JOSE VAZQUEZ FIGUEROA, will, on May 22, 2024, at 10:00 a.m., at 39523 Rosebush Lane, Lot #133, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1961 TAMP MOBILE HOME, VIN: 5010TCKH1652, TITLE NO.: 0010456385 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 May 10, 17, 2024 24-00825P

SAVE TIME logo with text: E-mail your Legal Notice legal@businessobserverfl.com

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000231TDAXXX

NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1903289 Year of Issuance: 06/01/2020 Description of Property: 35-25-19-0010-00000-6150 TAMPA HIGHLANDS UNREC LOT 615 DESC AS COM NE COR SEC 35 TH N89DG 07 11"W 2643.27 FT TH N89DG 04' 16"W 1722.64 FT TH S05DG 10' 30"W 941.61 FT TH S06DG 54' 15"E 153.55 FT TH S15DG 311.00 FT TH S89DG 20' 02"W 71.55 FT TH CURVE RIGHT RAD 730.00 FT DELTA 06DG 10' 09" CHD BRG N87DG 34' 54"W 78.56 FT TH S00DG 39' 58"E 315.23 FT TO POB OR 1633 PG 312 Name(s) in which assessed: ROSEMARY SUTTER ESTATE OF CARL SUTTER DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00790P

--- TAX DEEDS ---

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000236TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1904069 Year of Issuance: 06/01/2020 Description of Property: 09-24-18-0030-00000-031A HIGHLAND MEADOWS UNIT 2 PB 12 PG 102 LOT 31-A/A/K/A RETENTION POND OR 4277 PG 950</p> <p>Name(s) in which assessed: TAMPA REALTY ASSETS INC TINA MARIE ELOIAN REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00794P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000235TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1908392 Year of Issuance: 06/01/2020 Description of Property: 12-25-16-0090-08600-0030 GRIFFIN PARK PB 2 PGS 78- 78A LOTS 3 & 4 BLOCK 86 OR 3879 PG 1188</p> <p>Name(s) in which assessed: DEANNA L PUCKETT ESTATE OF DEANNA L PUCKETT DECEASED</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00793P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000238TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906101 Year of Issuance: 06/01/2020 Description of Property: 27-23-21-0040-03000-0020 BNK ADD MB 1 PG 43 LOT 2 EXC A LOT 50 BY 100 FT IN NW COR BLK 30</p> <p>Name(s) in which assessed: ANNIE LEE MONROE LEON MONROE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00796P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000234TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1905790 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0020-00800-0510 MOON LAKE ESTATES UNIT 2 PB 4 PG 74 LOTS 51 & 52 BLOCK 8 OR 4351 PG 405</p> <p>Name(s) in which assessed: PETER BAKOWSKI</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00792P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000237TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1908393 Year of Issuance: 06/01/2020 Description of Property: 12-25-16-0090-08600-0070 GRIFFIN PK B 2 P 78 & 78A LOT 7 BLK 86 RB 873 PG 1812</p> <p>Name(s) in which assessed: PAULA DINGUS RICHARD BROWN TRUSTEE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00795P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000233TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1902266 Year of Issuance: 06/01/2020 Description of Property: 17-25-16-0010-00300-0190 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 PORTION TRACT 3 DESC AS COM NE COR TRACT 3 TH WEST 392.35 FT TH S15DG 52' 00"E 153.86 FT FOR POB TH CONT S15DG 52' 00"E TO PT ON NLY BDY OF R/W SR # 54 AKA PT "A" THEN BEG AT POB AGAIN TH N84DG 12' 09"E 90.00 FT TH S16DG40' 00"E 30.30 FT TO NLY R/W TH SWLY ALG NLY R/W 90.00 FT MOL TO SAID PT "A" (AKA LOT 19); SUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER WEST 15 FT THEREOF OR 4007 PG 1023</p> <p>Name(s) in which assessed: JOANNE E ANDREWS HARRY L LANYON</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00791P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000248TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906354 Year of Issuance: 06/01/2020 Description of Property: 21-25-17-0130-22100-0240 MOON LAKE ESTATES UNIT NO 13 PB 6 PG 6-8 LOT 24 BLK 221 TD-82 OR 1168 PG 1751</p> <p>Name(s) in which assessed: CYNTHIA JANE SKINNER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00805P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000244TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906274 Year of Issuance: 06/01/2020 Description of Property: 20-25-17-0150-21400-0310 MOON LAKE ESTATES UNIT 15 PB 6 PG 65A LOT 31 BLOCK 214 OR 3691 PG 706</p> <p>Name(s) in which assessed: SANDRA L ORTON SANDRA L HARPER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00801P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000241TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906101 Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0070-11100-0180 MOON LAKE ESTATES UNIT #7 PB 4 PGS 96 & 97 LOT 18 BLOCK 111 OR 7264 PG 1161</p> <p>Name(s) in which assessed: MARK MARIANI TRUSTEE GURNEE AVE TRUST</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00799P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000240TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906009 Year of Issuance: 06/01/2020 Description of Property: 15-25-17-0100-17000-0080 MOON LAKE ESTATES UNIT NO 10 PB 5 PGS 128-131 INCL LOT 8 BLOCK 170 OR 7925 PG 834</p> <p>Name(s) in which assessed: MICHAEL A CATALFAMO MICHAEL CATALFAMO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00798P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000242TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906160 Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0090-14000-0650 BLK 140 MOON LAKE NO 9 PB 4 PGS 101-102 LOTS 65 & 66 RB 1050 PG 1998</p> <p>Name(s) in which assessed: MARY E LAITIMER M ELIZABETH SHEPHERD MARY E MCCABE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00800P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000239TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906084 Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0060-09000-0260 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90 & 91 LOTS 26 27 & 28 BLOCK 90 OR 2026 PG 1297</p> <p>Name(s) in which assessed: RAY P & MARTHA I ECKSTROM TR RAY P ECKSTROM TTS MARTHA I ECKSTROM TTS RAY P ECKSTROM TRUSTEE MARTHA I ECKSTROM TRUSTEE</p> <p>THE TRUST AGREEMENT OF RAY PETER ECKSTROM AND MARTHA ILONA ECKSTROM DATED JULY 3, 1991</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00797P</p>

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<p>FIRST INSERTION</p> <p>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wesley Chapel Storm Baseball, located at 5450 Bruce B Downs Blvd Box 304, in the City of Wesley Chapel, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated this 7 of May, 2024.</p> <p>WESLEY CHAPEL ATHLETIC ASSOCIATION, INC. 5450 Bruce B Downs Blvd Box 304 Wesley Chapel, FL 33544 May 10, 2024</p> <p>24-00844P</p>
<p>FIRST INSERTION</p> <p>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wesley Chapel Coyotes Football, located at 5450 Bruce B Downs Blvd Box 304, in the City of Wesley Chapel, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated this 7 of May, 2024.</p> <p>WESLEY CHAPEL ATHLETIC ASSOCIATION, INC. 5450 Bruce B Downs Blvd Box 304 Wesley Chapel, FL 33544 May 10, 2024</p> <p>24-00845P</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2022 CA 001916 LAKEVIEW LOAN SERVICING, LLC,</p> <p>Plaintiff, VS. GARRETT D. HANK; GTE FEDERAL CREDIT UNION; LEXINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that the sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 22, 2024 in Civil Case No. 2022 CA 001916, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and GARRETT D. HANK; GTE FEDERAL CREDIT UNION; LEXINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on June 24, 2024 at 11:00:00 AM EST the following</p>

FIRST INSERTION
<p>described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 11, LEXINGTON COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 117 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</p> <p>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.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 30 day of April, 2024.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1495B May 10, 17, 2024</p> <p>24-00784P</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2021CA001996CAAXWS</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L CHAPMAN AKA RONALD LEE CHAPMAN, DECEASED, ET AL., Defendant(s),</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order dated April 8, 2024 entered in Civil Case No. 2021CA001996CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L CHAPMAN AKA RONALD LEE CHAPMAN, DECEASED; JACK W. HENSLEY; MELANIE BOOHER A/K/A MELANIE J. BOOHER; JOSEPH KYLE CHAPMAN; RHONDA JEAN CHAPMAN; AMBER NICOLE DEROSIER; RONALD LEE CHAPMAN; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; STATE OF FLORIDA; CROWN ASSET MANAGEMENT, LLC ASSIGNEE OF GENERAL ELECTRIC CAPITAL CORPORATION SYNCHRONY BANK (CHEVRON AND TEXACO CREDIT) are defendants, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on June 5, 2024 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 865-G, RIDGEWOOD</p>

FIRST INSERTION
<p>GARDENS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 132, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 2036 Melody Drive, Holiday, FL 34691</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF21003-JMV Case No.: 2021CA001996CAAXWS May 10, 17, 2024</p> <p>24-00773P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000254TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That MENA ANTANIOS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1805935 Year of Issuance: 06/01/2019 Description of Property: 15-25-17-0100-18300-0030 BK 183 MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 3, 4</p> <p>Name(s) in which assessed: BRADFORD H POTTLE LAURA G POTTLE</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am.</p> <p>April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk</p> <p>May 10, 17, 24, 31, 2024</p> <p>24-00811P</p>

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1/2020/06_V6

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000247TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1911108 Year of Issuance: 06/01/2020 Description of Property: 20-26-16-0000-00800-464A POR OF S 125.00 FT OF S 1/2 OF NE 1/4 OF SE 1/4 DESC AS BEGIN SW COR LOT 464 OF LA VILLA GDN UNIT 3 PB 13 PGS 74 & 75 TH S89DG 51'33"E 61.00 FT TH S00DG 13'17"W 125.00 FT TH N89DG 51'33"W 61.00 FT TH N00DG 13'17"E 125.00 FT TO POB AKA LOT 464A OR 9114 PG 1639 Name(s) in which assessed: DANIELS TRUST THOMAS P ALTMAN TRUSTEE THOMAS P ALTMAN ESQUIRE THE DANIELS TRUST DATED 10/9/2014 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00804P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000253TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1606263 Year of Issuance: 06/01/2017 Description of Property: 04-25-17-0000-00800-0010 COM AT SE COR OF SEC 4 TH ALG SOUTH BDY OF SAID SEC N89DG 10' 28"W 3441.49 FT TH ALG WEST BDY OF EAST 3441.49 FT OF SEC N00DG 41' 54"E 1562.60 FT FOR POB TH N00DG 41' 54"E 700 FT TO SLY R/W LINE OF SR 52 TH ALG SAID R/W 55.33 FT ALG ARC OF 1960.11 FT RAD CURVE LEFT CHD S63DG 57' 38"E 55.32 FT TH S00DG 41' 54"W 676.43 FT MOL TH N89DG 10' 28"W 50 FT TO POB EXC FOLL DESC PROP: COM AT SW COR OF NW1/4 OF SEC TH S89DG 41' 41"E ALG S LINE OF NW1/4 1213.35 FT TH S60DG 23' 52"E 614.03 FT TO PC TH SELY 92.67 FT ALG ARC OF 1909.86 FT RAD CURVE LEFT CENTRAL ANGLE OF 02DG 46' 48" TH S00DG 07' 25"E 55.91 FT FOR POB TH FROM CHD BRG S64DG 46' 06"E RUN SELY 58.15 FT ALG ARC OF 1959.86 FT RAD CURVE LEFT CENTRAL ANGLE OF 01DG 42' 00" TH S00DG 07' 25"E 18.06 FT TH FROM CHD BRG N66DG42'35"W RUN 57.26FT ALG ARC OF 2663.50FT RAD CV RT DELTA OF 01DG13'55" TH N0DG7' 25"W 20.21FT TO POB0R5443/1245 OR 8981 PG 1704 Name(s) in which assessed: ROCK TABERNACLE OF PRAISE & WORSHIP INC ROBERT HINES REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00810P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 28, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line May 17, 2024, at 6:00am and ending May 28, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Name Unit John J. McGorty C048 May 10, 17, 2024 24-00848P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000246TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1911106 Year of Issuance: 06/01/2020 Description of Property: 20-26-16-0000-00800-461A POR OF S 125.00 FT OF S 1/2 OF NE 1/4 OF SE 1/4 DESC AS BEGIN SW COR LOT 461 OF LA VILLA GDN UNIT 3 PB 13 PGS 74 & 75 TH S89DG 51'33"E 69.51 FT TH S00DG 13'17"W 125.00 FT TH N89DG 51'33"W 69.51 FT TH N00DG 13'17"E 125.00 FT TO POB AKA LOT 461A OR 1219 PG 1377 Name(s) in which assessed: CHRISTOPHER A PAACE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00803P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000249TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906355 Year of Issuance: 06/01/2020 Description of Property: 21-25-17-0130-22100-0250 MOON LAKE ESTATES UNIT NO 13 PB 6 PG 6-8 LOT 25 BLK 221 TD-82 OR 1168 PG 1752 Name(s) in which assessed: JENNIFER ANN SANDERS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00806P

NOTICE OF SALE

IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CC002435CCAXWS SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation, Plaintiff, v. JOSE MARIN A/K/A JOSE A. MARIN, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSE MARIN, DECEASED, ANY AND ALL UNKNOWN PERSONS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated May 1, 2024, and entered in Case No. 2023CC002435CCAXWS of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation, is the Plaintiff and JOSE MARIN A/K/A JOSE A. MARIN and any and all UNKNOWN PERSON(S) in possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on June 17, 2024, the following described property as set forth in said Final Judgment, to wit: Leasehold interest in Lot No. 256 of Senate Manor Homeowners Association, Inc., a Florida

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000245TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1900228 Year of Issuance: 06/01/2020 Description of Property: 23-23-21-0020-00L00-0020 TOWN OF LACOCHEE 1ST ADDITION PB 7 PG 67 LOTS 1 2 3 & 4 BLOCK L OR 3630 PG 257 & OR 6961 PG 371 Name(s) in which assessed: MARYE THOMAS JESSE LEE THOMAS JR PHUC HONG NGUYEN NJUNG THI LE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00802P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000252TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1900636 Year of Issuance: 06/01/2020 Description of Property: 22-24-21-0030-01700-0170 LAKE GEORGE PARK PB 4 PG 32 LOT 17 BLOCK 17 OR 896 PG 807 Name(s) in which assessed: ALVARO MORENO JOSEFA CRUZ MORENO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00809P

FIRST INSERTION

Corporation, situated on the following described real property, to wit: Unit 256, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863 and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 246, as assigned by that certain Assignment of Proprietary Lease recorded on December 30, 1996, in O.R. Book 3676, Page 1825, all of the Public Records of Pasco County, Florida, commonly known as 10908 Freedom Drive, Port Richey, FL 34668 Parcel Identification # 16-25-16-003A-00000-2560 TOGETHER WITH any equity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., including Stock Certificate Number 800, representing one (1) share in SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom, and including one (1) 1974 mobile home, VIN 2062102AH and 2062102BH, Title number 11131654 and 11131653, and Real Property Decal number 12541205 and 12541206, with all attachments, additions, furniture, fixtures, air conditioning/heating units attached to or made a part of the mobile home now owned

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000250TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906463 Year of Issuance: 06/01/2020 Description of Property: 21-25-17-0150-24800-0380 MOON LAKE ESTATES UNIT FIFTEEN PB 6 PGS 65A-68 LOT 38 BLOCK 248 OR 5958 PG 1413 Name(s) in which assessed: BERNADETTE FLAHERTY RICHARD FLAHERTY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00807P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000251TDAXXX NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1900635 Year of Issuance: 06/01/2020 Description of Property: 22-24-21-0030-01700-0150 LAKE GEORGE PARK SUB-DIVISION PB 4 PG 32 LOT 15 BLOCK 17 OR 5271 PG 56 Name(s) in which assessed: JOSIE CRUZ LOPEZ LOPEZ PABLO CRUZ SR JOSIE CRUZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 13, 2024 at 10:00 am. April 25, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk May 10, 17, 24, 31, 2024 24-00808P

FIRST INSERTION

or hereafter at any time made or acquired, together with all rights and privileges appurtenant thereto Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (voice) in New Port Richey; (352) 521-4274, ext 8110 (voice) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated 6 May, 2024 By: /s/ Jonathan James Damonte, B.C.S. Jonathan James Damonte, B.C.S. Florida Bar No. 299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, FL 33778 Telephone: (727)586-2889 Telecopier: (727)581-0922 Attorney for Plaintiff May 10, 17, 2024 24-00829P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, May 24, 2024, at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office. A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based. Sean Craft District Manager May 10, 2024 24-00846P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, May 24, 2024, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office. A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based. Sean Craft District Manager May 10, 2024 24-00847P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 28, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line May 17, 2024, at 6:00am and ending May 28, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Name Unit Robert D. Calaceto 155 & 266 Kalliopei Lempidakis 193 May 10, 17, 2024 24-00849P

FIRST INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage and U-Stor Zephyrhills will be held on May 29th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM B2 Marco Cabrera R106 Anthony Celluzzi B5 Kenneth Hartman B345 Tamara Headley B347 Sarah Hill B112 Daniel Lynch B35 Lawrence Mayes B213 Clairece Owens J2AC Carol Snyder Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 G52AC Megan Jennifer Cannon A2 Steven Toth May 10, 17, 2024 24-00833P

FIRST INSERTION

NOTICE Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Core Residential, located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL, 34654, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 7th day of May, 2024. May 10, 2024 24-00853P

FIRST INSERTION

NOTICE Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 893911 from Abbey Development Partners, LLC., south of SR52 and east of McKendree Road in San Antonio, FL. Application received May 3rd, 2024. Proposed activity: Construction of a reverse frontage road, public Road C, mass grading, and stormwater ponds on a 115.80-acre property. Project name: Abbey Crossings Infrastructure. Project size: 115.80 Acres. Location: Section(s) 09 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. May 10, 2024 24-00834P

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that MODAL TRANSPORTATION, LLC, OWNER, desiring to engage in business under the fictitious name of WHITE BOX KITCHEN & CATERING located at 37445 Lea Ave, Zephyrhills, FL 33541 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 10, 2024 24-00850P

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0369-WS
IN RE: ESTATE OF
MARY E. BEHRENS a/k/a
MARY EILEEN BEHRENS
Deceased.

The administration of the estate of Mary E. Behrens a/k/a Mary Eileen Behrens, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 10, 2024.

Personal Representative:

Reuben Earle
302 Moorings Drive
Fenelon Falls, Ontario K0M-1N0
Canada
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobateustlaw.com
Secondary E-Mail:
stacey@flprobateustlaw.com
May 10, 17, 2024 24-00812P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-CP-684
IN RE: ESTATE OF
VIOLET T. LAMB,
Deceased.

The administration of the estate of VIOLET T. LAMB, deceased, whose date of death was July 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

Signed on this 5th day of April, 2024.

/s/ Kathryn L. Dunaway

KATHRYN L. DUNAWAY

Personal Representative

1698 Bible Road

Crewe, VA 23930

/s/ Kole J. Long

Kole J. Long, Esq.

Attorney for Personal Representative

Florida Bar No. 99851

Special Needs Lawyers, PA

901 Chestnut Street, Suite C

Clearwater, FL 33756

Telephone: (727) 443-7898

Email: Kole@specialneedslawyers.com

Email:

Jennifer@specialneedslawyers.com

May 10, 17, 2024 24-00777P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP000569CPAXES
Division Probate
IN RE: ESTATE OF
HOWARD R. TORGERSEN, JR.
Deceased.

The administration of the estate of Howard R. Torgersen, Jr., 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is May 10, 2024.

Personal Representative:

Amber Collins

13117 Lake Karl Dr.

Hudson, Florida 34669

Attorney for Personal Representative:

Eugene L. Beil, Esq., Attorney

Florida Bar Number: 343633

BEIL & HAY PA

12300 US Hwy 19

Hudson, FL 34667

Telephone: (727) 868-2306

Fax: (727) 863-1287

E-Mail: elbeil@beilandhay.com

SecondE-Mail:

webmaster@beilandhay.com

May 10, 17, 2024 24-00839P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0478-WS
IN RE: ESTATE OF
SUZANNE N. SCOTT
Deceased.

The administration of the estate of SUZANNE N. SCOTT, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 10, 2024.

Personal Representative:

KATHELENE PFAFF

12934 Royal George Ave.

Odessa, Florida 33556

Attorney for Personal Representative:

DONALD R. PEYTON

Attorney

Florida Bar Number: 516619

7317 Little Road

New Port Richey, FL 34654

Telephone: (727) 848-5997

Fax: (727) 848-4072

E-Mail: peytonlaw@yahoo.com

Secondary E-Mail:

peytonlaw2@gmail.com

May 10, 17, 2024 24-00776P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000482
IN RE: ESTATE OF
CHARLES FRANCIS WEST, JR.,
Deceased.

The administration of the estate of CHARLES FRANCIS WEST, JR., deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 10, 2024.

Personal Representative

MICHAEL H. WEST

Personal Representative

13101 Back Bay Avenue

New Port Richey, FL 34654

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: jrvera@hnh-law.com

May 10, 17, 2024 24-00816P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1372
IN RE: ESTATE OF
CAROL T. CARNEY
Deceased.

The administration of the estate of CAROL T. CARNEY, deceased, whose date of death was July 4, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 10, 2024.

Personal Representative:

THOMAS UPTON

3042 Ellington Way

New Port Richey, Florida 34655

Attorney for Personal Representative:

/s/ CHRISTINA KANE

CHRISTINA KANE

Attorney

Florida Bar Number: 97970

LYONS LAW GROUP PA

8362 Forest Oaks Blvd.

Spring Hill, FL 34606

Telephone: (352) 515-0101

Fax: (352) 616-0055

E-Mail: ckane@lyonslawgroup.com

Secondary E-Mail:

cyndi@lyonslawgroup.com

May 10, 17, 2024 24-00814P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-CP-000483
IN RE: ESTATE OF
LINDA A. DEMOS
Deceased.

The administration of the estate of LINDA A. DEMOS, deceased, File Number 2024-CP-000483 is pending in the Circuit Court for PASCO County, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654.

The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 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, 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 10, 2024.

Personal Representative

RAINA SIAN KOUSALEOS

6602 Sweetgum Drive

New Port Richey, FL 34655

/s/ Luis Garcia-Rivera

Luis Garcia-Rivera, Esq.

Attorney for Petitioner

2706 Alt. U.S. 19, Suite 223

Palm Harbor, FL 34683

(727) 772-8818

Florida Bar #0101930

May 10, 17, 2024 24-00828P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP000690CPAXWS
Division I/J
IN RE: ESTATE OF
JUDITH L. BLATCHER
AKA JUDITH LABE BLATCHER
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 JUDITH L. BLATCHER AKA JUDITH LABE BLATCHER, deceased, File Number 512024CP000690CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was February 16, 2024; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
Address
MICHAEL S. GIBBS
176B Pointville Road
Pemberton, NJ 08068
JUDITH L. STRACK AKA
JUDITHLYNN STRACK
616B S. White Horse Pike
Somerdale, New Jersey 08083
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is May 10, 2024.

Personal Giving Notice:

MICHAEL S. GIBBS

176B Pointville Road

Pemberton, New Jersey 08068

Attorney for Person Giving Notice

BARBARA A. EPSTEIN, ESQ.

Attorney

Florida Bar Number: 917265

BARBARA A. EPSTEIN &

ASSOCIATES, P.A.

P.O. Box 847

New Port Richey, Florida 34656-0847

Telephone: (727) 845-8433

Fax: (727) 475-9822

E-Mail: barbeps@msn.com

Secondary E-Mail:

maryellen_BEpstein@outlook.com

May 10, 17, 2024 24-00817P

FIRST INSERTION

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

CIVIL DIVISION

CASE NO. 2023-CA-004316-WS
HARVEY SCHONBRUN, TRUSTEE,
Plaintiff, vs.

JOSE J. PABON and KATHERINE
D. CABANAS,
Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nikki Alvarez-Sowles, Clerk & Comptroller, will sell the property situate in Pasco County, Florida, described as:

Lot 464, BUENA VISTA, THIRD ADDITION, according to the plat thereof, recorded in Plat Book 5, Page 172, of the Public Records of Pasco County, Florida. Together with that certain 1959 DETR mobile home bearing Vehicle Identification Number 2CK10W14001CV, which is permanently affixed to the real property.

in an electronic sale, to the highest and best bidder, for cash, on JUNE 3, 2024 at 11:00 a.m. at www.pasco.realfordclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110; TDD 1-800-955-8771 via Florida Relay Service; no later than seven days prior to any proceeding.

Dated: May 1st, 2024.

/s/ Harvey Schonbrun

Harvey Schonbrun, Esquire

HARVEY SCHONBRUN, P. A.

Post Office Box 20587

Tampa, Florida 33622-0587

813/229-0664 phone

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.

2023CA004235CAAXES
MIDFIRST BANK
Plaintiff, v.
JASON E SHIPLEY; UNKNOWN SPOUSE OF JASON E. SHIPLEY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; LAKE BERNADETTE PROPERTY OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 06, 2024 and Order Rescheduling Foreclosure Sale entered on May 2, 2024 in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 645, LAKE BERNADETTE GARDENS, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 113 THROUGH 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 35035 DOLPHIN LAKE DR, ZEPHYRHILLS, FL 33541-

1978

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 29, 2024 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 3rd. day of May, 2024.

eXL Legal, PLLC

Designated Email Address:

efiling@exllegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

/s/ Isabel López Rivera

Isabel López Rivera

FL Bar: 1015906

1000009332

May 10, 17, 2024

24-00830P

FIRST INSERTION

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

CASE NO.:
51-2024-CA-000032-CAAX-W5

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHRISTAL GAIL STANDEN; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF CHRISTAL GAIL STANDEN; 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 08 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 517, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7040 FOX HOLLOW DR, PORT RICHEY, FL 34668

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 01 day of May 2024.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

eservice@decubaslewis.com

23-03808

May 10, 17, 2024

24-00772P

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.:
2024CA000054CAAXES

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
vs.
JUAN LOPEZ A/K/A JUAN ENRIQUE LOPEZ; CANDIE ANN LOPEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 05 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

TRACT 109, WILLIAMS ACRES

NO. 1, UNRECORDED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 259.69 FEET OF THE WEST 1/2 OF THE SOUTH-EAST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, LESS THE WEST 1,000.89 FEET AND LESS ROAD RIGHT-OF-WAY.

TOGETHER WITH A 1969 TALO SINGLEWIDE MOBILE HOME HAVING IDENTIFICATION NUMBER 1056 AND FLORIDA TITLE NUMBER 0003424447, WHICH MOBILE HOME TITLE IS BEING CANCELLED/RETIRED. THE MOBILE HOME IS PERMANENTLY AFFIXED TO THE PROPERTY.

TOGETHER WITH THAT 2021 MOBILE HOME PERMANENTLY AFFIXED BEARING HUD LABEL NUMBERS FLA 868352 & FLA 868351
PROPERTY ADDRESS: 5022 CAROL DRIVE, WESLEY CHAPEL, FL 33543

IF YOU ARE A PERSON CLAIM-

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

CASE NO. 2023CA000340CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, et. al.
Defendant(s),

TO: DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before JUNE 10TH, 2024 (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney

or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this May 3, 2024.

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

23-091442

May 10, 17, 2024

24-00831P

FIRST INSERTION

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

CASE NO.:
512024CA000365CAAXES

JD PROPERTY MANAGEMENT I, LLC,
Plaintiff, vs.
LEVENTURES, LLC,
Defendants.

To: LeVentures, LLC (last known address)
c/o The LLC, Registered Agent
783 Avenue C
Bayonne, NJ 07002
Le Ventures, LLC (last known address)
224 93rd Street
Brooklyn, NY 11209

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

Lots 27 and 28, Block 32, MOON LAKES ESTATES, UNIT FOUR, according to the plat thereof as recorded at Plat Book 4, Page 79, of the Public Records of Pasco County, Florida.

Parcel No.:
09-25-17-0040-03200-0270

has been filed against you, and you are required to serve a copy of written defenses, if any, to this action, on The Law Office of Paul A. Krasker, P.A. at 1615 Forum Place, Fifth Floor, West Palm Beach, FL 33401, and file the original with the Clerk within 30 days after the first date of publication of this notice, or on or before June 10, 2024; otherwise

a default judgment may be entered against you for relief demanded in the Complaint.

This Notice of Action shall be published in The Business Observer on May 10, 2024; May 17, 2024, May 24, 2024 and May 31, 2024.

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

WITNESS MY HAND AND SEAL OF SAID COURT on this May 1, 2024

Nikki Alvarez-Sowles

CLERK OF THE COURT

(SEAL) /s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

2024CA000365CAAXES 05-01-2024

09:40 AM

Deputy Clerk: Shakira Ramirez Pagan

The Law Office of Paul A. Krasker, P.A.,

1615 Forum Place, Fifth Floor,

West Palm Beach, FL 33401,

service@kraskerlaw.com

May 10, 17, 24, 31, 2024

24-00774P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: **2022-CA-002644**

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
v.
MOLLY M. MILLIS SNYDER, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on June 3, 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:

Lots 13 and 14, Block 33, GRIF-FIN PARK SUBDIVISION, CITY OF FIVAY, according to the plat thereof, as recorded in Plat Book 2, Page 78-78A, of the Public Records of Pasco County, Florida.

Together with a 2000 Waverly Mobile Home ID#: FLFLX-70A27476WC21 and FLFLZ70B-27476WC21

Property Address: 9351 Mango Street, New Port Richey, FL 34654

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 reason, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 3rd day of May, 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

May 10, 17, 2024

24-00820P

FIRST INSERTION

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

CASE NO.:
2021-CA-002875

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,
v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD MICHAEL MADISON, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on June 18, 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 41, Melodie Hills - Unit Two, according to the plat thereof as recorded in Plat Book 8, Page(s) 140, of the Public Records of Pasco County, Florida

Property Address: 4528 Irene Loop, New Port Richey, FL 34652

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 reason, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 3rd day of May, 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

May 10, 17, 2024

24-00819P

FIRST INSERTION

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

GENERAL CIVIL DIVISION
Case No.: **2023-CA-3794-ES**

ASBEL ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RICARDO CAMACHO, AS TRUSTEE OF THE RICARDO OMAR CAMACHO TRUST DATED AUGUST 31; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in Possession; CAPITAL ONE BANK (USA), N.A.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2024, entered in Case No. 2023-CA-3794-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein ASBEL ESTATES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and RICARDO CAMACHO, AS TRUSTEE OF THE RICARDO OMAR CAMACHO TRUST DATED AUGUST 31; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in Possession; and CAPITAL ONE BANK (USA), N.A., the Defendants, Nikki Alvarez-Sowles, Clerk of Court of Pasco County, will sell to the highest and best bidder for cash online via the internet at <http://www.pasco.realforeclose.com> at 11:00 AM, on the 24th day of June 2024, the following described property as set forth in said Final Judgment:

Lot 32, Block 10, Asbel Estates

Phase 2, according to the Plat

thereof as recorded in Plat Book 58, Page(s) 85 through 94, inclusive, of the Public Records of Pasco County, Florida.

Parcel I.D. No.: 21-25-18-0070-

01000-0320 a.k.a. 9529 Maxson

Dr

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000438CPAXES
IN RE: ESTATE OF
ROY DAVID WALKER,
Deceased.

The administration of the estate of ROY DAVID WALKER, deceased, whose date of death was May 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

NANCY K. JEDLUND
Personal Representative
3165 Yourk Drive
Crossville, TN 38572

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
May 10, 17, 2024 24-00835P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
UCN: 512024CP000634CPAXWS
File No. 2024CP000634CPAXWS
IN RE: ESTATE OF
ERNEST PAPPAS
Deceased.

The administration of the estate of ERNEST PAPPAS, deceased, whose date of death was August 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Dade City, Florida 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

Signed on this 7th day of May, 2024.

/s/ Marc Pappas
MARC PAPPAS
Personal Representative
204 Live Oak Lane
Largo, FL 33770

/s/ Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. 119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email:
danielle@mcmanusstateplanning.com
Secondary Email:
lawoffice@mcmanusstateplanning.com
May 10, 17, 2024 24-00841P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000668
IN RE: ESTATE OF
TOMAS ENRIQUE TERRERO
CAMPIZ,
Deceased.

The administration of the estate of TOMAS ENRIQUE TERRERO CAMPIZ, deceased, whose date of death was September 3, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

ANDREA NICOLE TERRERO
Personal Representative
205 Derby Downs Place, Apt. 203
Brandon, FL 33510

Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Ave., Suite B
Tampa, Florida 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
May 10, 17, 2024 24-00855P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000695
IN RE: ESTATE OF
ROBERT WILLIAM
DEMAREE, III,
Deceased.

The administration of the estate of ROBERT WILLIAM DEMAREE, III, deceased, whose date of death was October 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

EDIE LOUISE
AHRMAN-DEMAREE
Personal Representative
7807 Grasmere Drive
Land O' Lakes, FL 34637

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:
jrvera@hnh-law.com
May 10, 17, 2024 24-00858P

FIRST INSERTION

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

CASE NO.:
51-2023-CA-002856-CAAX-ES
NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.
KEITH G. MCCLENDON;
WELLS FARGO BANK, N.A.;
UNKNOWN SPOUSE OF KEITH
G. MCCLENDON; 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 11 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 92, SUNSET ESTATES - 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 3 AND 4, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5628 MCCOY CT, ZEPHYRHILLS, FL 33542

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot a NOS FOR 06/11/2024 SALE, PENDING ATTORNEY REVIEW ecommdate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 03 day of May 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-00546
May 10, 17, 2024 24-00821P

FIRST INSERTION

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

CASE NO.: 2022-CA-002751 WS
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
JOEL KATZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 23, 2024, and entered in Case No. 2022-CA-002751 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joel Katz, Anne Katz, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the May 28, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 118, HIDDEN LAKES ESTATES, UNIT THREE, UNRECORDED PLAT, BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 30; THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 30, S 0 DEGREES 10' 02" WEST, A DISTANCE OF 2605.54 FEET; THENCE N 76 DEGREES 26' 50" WEST, A DISTANCE OF 310.48 FEET; THENCE S 40 DEGREES 31' 53" WEST, A DISTANCE OF 721.19 FEET FOR A POINT OF BEGINNING; THENCE S 21 DEGREES 42' 01" EAST, A DISTANCE OF 450.00 FEET; THENCE A DISTANCE OF 251.33 FEET ALONG THE ARC OF A CURVE TO THE

RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND CHORD OF 248.07 FEET WHICH BEARS S 84 DEGREES 17' 59" WEST; THENCE N 10 DEGREES 17' 59" EAST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING. A/K/A 10835 LUSCOMBE CT NEW PORT RICHEY FL 34654

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

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

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

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

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

Dated this 06 day of May, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Swosinski
Justin Swosinski, Esq.
Florida Bar #96533
Justin Swosinski, Esq.
CT - 22-009031
May 10, 17, 2024 24-00838P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 887522 from SITEX NR Development, LLC, 3801 Avalon Park Blvd E, Suite 400, Orlando, FL 32828. Application received: 2/1/2024. Proposed activity: Residential. Project name: Avalon Park West Parcel E2 Phases 1, 2, 3, 4, 5. Project size: 214 acres Location: Section(s) 12, 13, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
May 10, 2024 24-00854P

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2023CA003570
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF,
VS.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
BRIAN HALL A/K/A BRIAN PAUL
HALL ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of April, 2024, and entered in Case No. 2023CA003570, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and NICHOLAS BRIAN HALL A/K/A NICHOLAS BRIAN HALL; ROSA EUGENIA NIA HALL A/K/A ROSA CARDOBA A/K/A ROSA EUGENIA RIMMER A/K/A ROSA HALL A/K/A ROSA E. HALL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIAN HALL A/K/A BRIAN PAUL HALL; SUZANNE F. HALL, AS NATURAL GUARDIAN OF S.A.H., A MINOR; SARAH CHRISTINE HALL and AQUA FINANCE, INC are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00AM on the 28th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 1087, Aloha Gardens Unit Nine, according to the map or plat thereof, as recorded in Plat

Book 11, Page(s) 34 through 36, inclusive, of the Public Records of Pasco County, Florida.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 3rd day of May 2024.
By: Liana R. Hall
Bar No. 73813

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL373-0366
May 10, 17, 2024 24-00818P

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

2024CA000983CAAXES
CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.

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

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHLEEN WEINKE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 15, BLOCK 6, MEADOW POINTE, PARCEL 12, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 90 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 6/10/2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this May 3, 2024

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-186573
May 10, 17, 2024 24-00832P



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000724
IN RE: ESTATE OF MARILYN HAYDEN 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 Marilyn Hayden, 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 21, 2024; that the total value of the estate is \$10,100.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
James T. Hayden
5946 Seaside Drive
New Port Richey, FL 34652
Christopher Hayden
707 Westwood Avenue
River Vale, NJ 07675
Laura Lee Daniels
65 Pascaek Road
Hillsdale, NJ 07642
Jean Marie Haworth
58 Highview Avenue
Woodcliff Lake, NJ 07677

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 10, 2024.

Person Giving Notice:

James T. Hayden
5946 Seaside Drive
New Port Richey, Florida 34652
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
May 10, 17, 2024 24-00856P

FIRST INSERTION

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

CASE NO. 2023CA004320CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. EMILY RENEE CANALES LEITE AND NELSON CANALES FUENTES, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 02, 2024, and entered in 2023CA004320CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and EMILY RENEE CANALES LEITE ; NELSON CANALES FUENTES ; SOLAR MO-SAIC, LLC; AQUA FINANCE, INC.; CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 03, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15 BLOCK 10 AS SHOWN ON PLAT ENTITLED "CYPRESS PRESERVE PHASE 3B, 2B(3) & 2B(4)" AND RECORDED IN PLAT BOOK 83, PAGES 93 THRU 101 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 17930 TURNING LEAF CIRCLE, LAND O LAKES, FL 34638
Any person claiming an interest in the

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

IMPORTANT

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

Dated this 6th day of May, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-136096 - MaM
May 10, 17, 2024 24-00842P

FIRST INSERTION

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

CASE NO.: 2023CA004123CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3 PLAINTIFF, VS. GLENN A. CAIN ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 24th day of April, 2024, and entered in Case No. 2023CA004123CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 is the Plaintiff and GLENN A. CAIN; NATURE'S HIDEAWAY MASTER ASSOCIATION, INC.; and NATURE'S HIDEAWAY PHASE IB HOMEOWNERS ASSOCIATION, INC., are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00AM the 29th day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 11, NATURES HIDEAWAY PHASE I-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 125-129 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 6th day of May 2024.
By: /s/ Liana R. Hall
Liana R. Hall
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
23FL935-0176
May 10, 17, 2024 24-00837P

--- PUBLIC SALES ---

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(Certified Mail, Return Receipt Required and by Regular Mail)
AND PUBLISHED PURSUANT TO F.S. 709.109(2)
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane
NEW PORT RICHEY, FLORIDA 34653

TO: SUNSHINE LAKE ESTATES, LLC
6530 Accent Lane
New Port Richey, FL 34653
CMRR: 9589-0710-5270-0136-5657-39
DENNIS MINSHALL, PATRICIA ANN MINSHALL and ANY UNKNOWN PARTY(S) IN POSSESSION
7345 Demure Lane; Lot #118
New Port Richey, Florida 34653.
CMRR: 9589-0710-5270-0136-5657-46

When you vacated the premises at 7345 Demure Lane; Lot #118, Palmetto, Florida 34221, the following personal property remained:

1982 UNKNOWN double-wide mobile home, VIN #10L14852, Title No. #0021257231; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than April 24th, 2024 at 11:00 a.m., this property will be disposed of pursuant to Florida Statutes §715.109 by Public Sale. PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
By:
MARY CLARK, PARK MANAGER
6530 Accent Lane
New Port Richey, FL 34653
(727)-842-3928

Prepared by:
WILLIAM C. PRICE, III, ESQUIRE
WILLIAM C. PRICE, III, P.A.

Florida Bar No.: 0333824
522 12th Street W
Bradenton, FL 34205
(941)-747-8001
May 10, 17, 2024

24-00857P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.

2023-CA-003031-CAAXES CAG NATIONAL FUND 1 LLC, Plaintiff, vs.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM POWELL A/K/A WILLIAM CALEB POWELL, DECEASED; JOAN DOVE A/K/A JOAN POWELL; LEXXIS POWELL; SIERRA POWELL; K.C. POWELL; MITCHELL PERRY; LISA EASTHAN; AMANDA TEAGUE; WILLIAM LAWRENCE POWELL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 23, 2024, and entered in Case No. 2023-CA-003031-CAAXES of the Circuit Court in and for Pasco County,

Florida, wherein CAG NATIONAL FUND 1 LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM POWELL A/K/A WILLIAM CALEB POWELL, DECEASED; JOAN DOVE A/K/A JOAN POWELL; LEXXIS POWELL; MITCHELL PERRY; LISA EASTHAN; AMANDA TEAGUE; WILLIAM LAWRENCE POWELL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on May 29, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 5, 6, 7 AND THE NORTH 1/3 OF LOT 8, IN BLOCK 59, OF TOWN OF ZEPHYRHILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED 5/6/24.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-187285 / TM1
May 10, 17, 2024 24-00836P

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 George Dan Boian Sr, located at 11769 Trevally Loop Apt 207, in the County of Pasco, in the City of New Port Richey, Florida, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 8th day of May, 2024.
GEORGE DAN BOIAN INC.
May 10, 2024 24-00851P

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 Genuine Delightful Body Ideas, located at 11769 Trevally Loop Apt 207, in the County of Pasco, in the City of New Port Richey, Florida, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 8th day of May, 2024.
GDBI LLC
May 10, 2024 24-00852P

FIRST INSERTION

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

CASE NO.: 2023CA002814CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIEN ORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSA BERRIOS A/K/A ROSA MARIA BERRIOS ET AL., DEFENDANTS.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSA BERRIOS A/K/A ROSA MARIA BERRIOS
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 1048, THE LAKES, UNIT NO. 6, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE(S) 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before JUNE 10TH, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the The

Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on 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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this May 7, 2024

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) 2023CA002814CAAXWS
05-07-2024 10:27 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA002814CAAXWS
05-07-2024 10:27 AM
Deputy Clerk: Haley Joyner
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
23FL922-0036-1
May 10, 17, 2024 24-00843P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-000667
IN RE: ESTATE OF ROSEMARIE HUDDY, Deceased.

The administration of the estate of ROSEMARIE HUDDY, 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, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 10, 2024.

EDWARD HUDDY
Personal Representative

44428 Davis
Utica, MI 48317
Robert D. Hines
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Ste. B
Tampa, Florida 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
bhales@hnh-law.com
May 10, 17, 2024 24-00859P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

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



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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

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

SUBSEQUENT INSERTIONS

--- SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2023CC003553CCAXES CRESTVIEW HILLS HOMEOWNERS ASSOCIATION, INC Plaintiff vs. HEDRICK BURNS JR, et al. Defendant(s)

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, described as:

Lot 98, CRESTVIEW HILLS, according to the plat thereof as recorded in Plat Book 53, Pages 124 through 129, inclusive, Public Records of Pasco County, Florida. 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

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. Malley 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

SECOND INSERTION

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

Case No. 51-2021-CA-001837 WS Division J2 PMIT REI 2021-A LLC Plaintiff, vs.

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..

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 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.

Dated: April 25, 2024 By /s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 320250/2116201/wll May 3, 10, 2024 24-00734P

SECOND INSERTION

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

CASE NO.: 20-24 -CA-000193-CAAX-WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

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 THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 4011 GRAYTON DR, NEW PORT RICHEY, FL 34652

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 23 day of April 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 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

Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process. We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices. Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Significant numbers of people in rural areas still lack high-speed internet access. Moreover, the real digital divide for public notice is growing due to the massive migration to smartphones and other small-screen digital devices.

Verifying publication is difficult-to-impossible on the web. That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers. Governments aren't very good at publishing information on the internet. Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.

Types Of Public Notices Citizen Participation Notices Commercial Notices 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

--- PUBLIC SALES ---

SECOND INSERTION

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

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS - ASSESSMENT AREA 3 (1)

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

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

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

Also, on 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.wiregrasscd.org.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2024-02

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

2024 Master Capital Improvement Plan

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

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

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

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

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

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

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

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

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

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

Master Special Assessments for Assessment Area 3

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, 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 benefited thereby and further designated by the assessment plat hereinafter provided for.

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

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

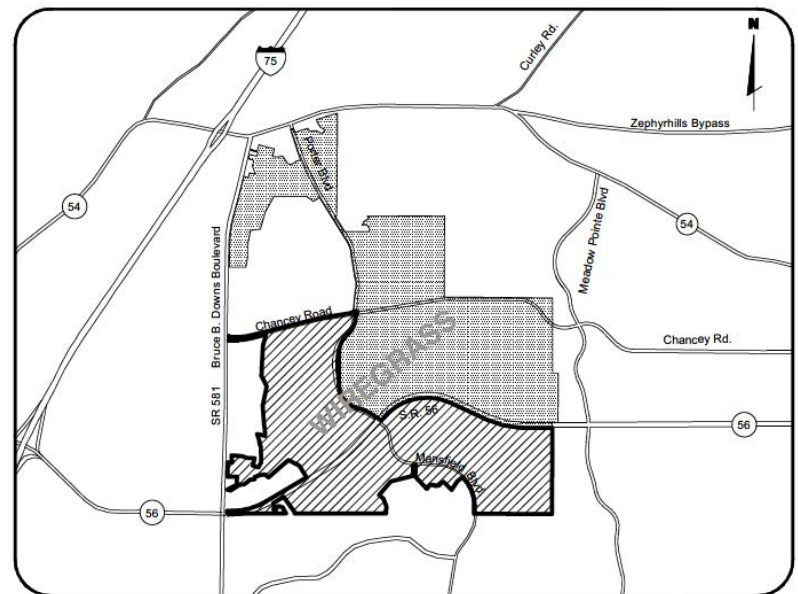
SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual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

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

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

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

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



May 3, 10, 2024

24-00744P



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- ESTATE ---

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

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

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

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

Personal Representative:
CHARLES BROWN
3164 Renatta Drive,
Belleair Bluffs, FL 33770

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Email Address:
trwals@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

SECOND 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
MILLIE RUSSO
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 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:

Name Address
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 PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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 Tonic Drive
Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail:
brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com
May 3, 10, 2024 24-00739P

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

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

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

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

The date of first publication of this notice is 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
May 3, 10, 2024 24-00738P

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

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

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

The date of first publication of this notice is: 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

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

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

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

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

Personal Representative:
Bruno G. Dannenberg
49 Clay Court
Richmond Hill, Georgia 31324

Attorney for Personal Representative:
Christina C. Hebert
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 24-00770P

SECOND INSERTION

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,
aka DELORES ANN VANDERVEEN
Deceased

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

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

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

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

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

The date of first publication of this notice is: 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: rkwork@varnumlaw.com
Secondary Email: baminix@varnum-law.com
May 3, 10, 2024 24-00768P

SECOND 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 representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
s/ Michael J. Welles
MICHAEL J. WELLES
5 Burnett Street
Turners Falls, Massachusetts 01376

Attorney for Personal Representative:
s/David J. Wollinka
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

SECOND INSERTION

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
RE: BARBARA A. SNEDDON,
Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established 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 de-

mands 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
352-588-3196

May 3, 10, 2024 24-00737P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL 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 Richey, 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 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, 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
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
May 3, 10, 2024 24-00769P

SECOND INSERTION

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.,
Deceased.

The administration of the estate of ANTHONY 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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:
jriviera@hnh-law.com
May 3, 10, 2024 24-00756P

SECOND INSERTION

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

Name Address
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

Michael I. Perkins as Natural Guardian
6219 Hawk Grove Court Wesley Chapel, FL 33545

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is 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

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business Observer

-- ACTIONS / SALES --

SECOND INSERTION

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

Case No.: **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 ac-
tion 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
required to serve a copy of your writ-

ten defenses, if any, upon Kelley Kron-
enberg, Attorney for Plaintiff, whose
address is 10360 West State Road 84,
Fort Lauderdale, FL 33324 on or be-
fore 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 de-
manded 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 Ad-

ministrator 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
Deputy Clerk Haley Joyner (SEAL)
Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
May 3, 10, 2024 24-00766P

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 2020CA000774CAAXWS
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, vs.
EVERETT HOUGHTALEN, et al.,
Defendant.

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.

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-
plus 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 pro-
vision 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 accommo-
date for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding disabled transportation
services.

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

FOURTH 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

against you for the relief demanded.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you to the pro-
vision 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 accommo-
date for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion 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

FOURTH INSERTION

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

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

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

YOU ARE NOTIFIED that an ac-
tion 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 Re-
cords 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 writ-
ten defenses, if any, to it, on Steven K.

Jonas, Plaintiff, whose address is 4914
State Road 54, NEW PORT RICHEY,
FL 34652 on or before MAY 20TH,
2024, a date which is within thirty (30)
days after the first publication of this
Notice (Publication dates: 4/19, 4/26,
5/3, 5/10) and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded 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 pro-
vision of certain assistance. Within two
(2) working days of your receipt of this
document lease contact Public Infor-
mation Dept., West Pasco Judicial Cen-
ter, 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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY

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

CIVIL DIVISION

Case# **512024CA000588CAAXWS**
Diane Hamilton
Plaintiff, VS.
Suncoast Old Dixie Properties, Inc.,
and Joena Ebarle,
Defendant(s)

To: Joena Ebarle: Last known address:
14837 Old Dixie Hwy., Hudson, FL
34667
Suncoast Old Dixie Properties, Inc.:
Last known address: 14837 Old Dixie
Hwy, Hudson, FL 34667

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, devisees, 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 Defendants as may be
infants, incompetents or otherwise not
sui juris.

YOU ARE HEREBY NOTIFIED that
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:

CAPE CAY UNIT ONE PB 7 PG
30 LOT 8 & 9 BLOCK B ORS291
/ 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, oth-
erwise a default will be entered against
you for the relief demand in the com-
plaint.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing 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

THIRD INSERTION

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

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

TO: Defendants, A.E. BURGIN, if
alive, and if dead, his unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under
or against A.E. BURGIN; ROY H. LAIRD,
if alive, and if dead, his unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under
or against G.J. DAVIDSON;
W.J. WEAVER, if alive, and if dead,
his unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against W.J. WEAVER;
DR. J.F. McVEIGH, if alive, and if
dead, his unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against DR. J.F.
McVEIGH; THE FORT WORTH NATION-
AL 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 Defen-
dants"), 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 hav-
ing or claiming to have any right, title
or interest in the real property herein
described.

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

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, Tam-
pa, Florida 33602, leni@ipfirm.com,
telephone number (813) 225-2500, at-
torneys for the Plaintiff, NORTHGATE
NOTE, LLC, a Florida limited li-
ability company, on or before MAY
28TH, 2024, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff's attorney or im-
mediately 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., Pas-
co 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 sev-
en (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

(SEAL)
Deputy Clerk: Haley Joyner
EXHIBIT A
The Land referred to herein be-
low is situated in the County of
Pasco, State of Florida, and is de-
scribed as follows:
For a point of reference com-
mence 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
a point on the Southerly main-
tained right-of-way line of Fair-
view 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 dis-
tance of 703.68 feet to a point on
the Easterly maintained right-
of-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 be-
ing known as Lot 3, Neukom
Subdivision, as recorded in Of-
ficial Record Book 3815, Pages
709 through 738, Public Records
of Pasco County, Florida.
Apr. 26; May 3, 10, 17, 2024
24-00732P

--- PUBLIC SALES ---

SECOND 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 VIN: 10843270009023775 Title:
383C2050132 Michigan Tag: D148319 Registered Owner MARC DONALD
CHRISTY / Original Owner/Vin HARRY D & JACQUELINE J CLOUD Indiana
Trailer Vin # 1KB181L28TW023775
Sale to be held at Port Hudson Marina LLC/Storage Lot 14333 Crabtrap Ct. Hudson
Fl. 34667 all sales are subject to storage fees, late fee, admin fee, recovery charges
Trailer Coach may be released prior to the Sale. Port Hudson Marina LLC reserves
the right to bid/reject any bid
May 3, 10, 2024 24-00743P

SECOND 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

FOURTH INSERTION

PUBLIC NOTICE

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

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

Business Observer