

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that JK Innovations Group, LLC, as owner, desires to engage in business under the fictitious name of "Trend Tested" located in Pasco County, Florida, and intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 24, 2024 24-00914P

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice Is Hereby Given that HLSSIII Land O' Lakes, LLC, 5 Old Lancaster Rd, Malvern, PA 19355, desiring to engage in business under the fictitious name of CubeSmart 4966, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
May 23, 2024 24-00918P

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that RYAN RAMESAR, OWNER, desiring to engage in business under the fictitious name of AMBER'S CLEANING SERVICES located at 3211 POPPY SNOW PLACE, ZEPHYRHILLS, FLORIDA 33540 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 23, 2024 24-00917P

FIRST INSERTION
NOTICE OF PUBLIC SALE:
GREG RUSSELL TOWING & TRANSPORT gives notice that on 06/08/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
124378N362835 1968 CHEVROLET
May 23, 2024 24-00925P

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 BRAYBROOK ALF : Located at 3087 Suncoast Blend Dr : Pasco County in the City of Odessa : Florida, 33556-2780 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Odessa Florida, this May day of 16, 2024
BRAYBROOK RESIDENCE ALF LLC
May 24, 2024 24-00912P

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 STUDIO ONE located at 7852 Wheat Stone Dr, in the County of Pasco, in the City of Zephyrhills, Florida 33540 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Zephyrhills, Florida, this 17th day of May, 2024.
DREAMSCAPE MEDIA HOUSE LLC
May 24, 2024 24-00915P

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 SKL Craftworks located at 2513 Brinley Dr, in the County of Pasco, in the City of Trinity, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Trinity, Florida, this 15th day of May, 2024.
SKL ENTERPRISES LLC
May 24, 2024 24-00916P

FIRST INSERTION
FICTITIOUS NAME NOTICE
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 Blue's Pressure Washing located at 27553 Edenfield Dr. in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of May, 2024.
Alexander Blue
May 23, 2024 24-00919P

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 DR. SILVA KIDS GROW located at 2527 Windguard Cir Ste 102 in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of May, 2024.
Dr. Silva: Tots, Tweens & Teens, LLC
May 23, 2024 24-00920P

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 Drip Archer located at 5550 Magdeleine Way, in the County of Pasco, in the City of Zephyrhills, Florida, 33541, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Zephyrhills, Florida, this 21st day of May, 2024.
KURT ANTHONY LLC
May 24, 2024 24-00954P

FIRST INSERTION
NOTICE OF ETHICS TRAINING WORKSHOP
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Mitchell Ranch Community Development District will a hold Ethics Training Workshop at 10:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:
June 11, 2024
July 9, 2024
The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.
A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.
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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Mitchell Ranch CDD
Debbly Wallace, District Manager
May 24, 2024 24-00905P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Union Park East Community Development District ("District") will commence at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at: West Pasco Government Center - 9731 Citizens Drive, Suite 110, New Port Richey, Florida 34654; Ph: (727) 847-8162; or East Pasco Government Center - 14236 6th Street, Suite 200, Dade City, Florida 33526; Ph: (352) 521-4302; or Central Pasco Professional Center - 4111 Land O'Lakes Boulevard, Suite 105, Land O'Lakes Florida 34639; Ph: (813) 929-2788 . All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Union Park East Community Development District has two seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the County Supervisor of Elections.
May 24, 2024 24-00955P

FIRST INSERTION
NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY gives notice that on 06/14/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1FMCU03178KE60693 2008 FORD 5FNYP4H50BB048305 2011 HOND
May 23, 2024 24-00926P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Katrina Mavis / BRAZUKA DELI & CATERING will engage in business under the fictitious name NATIVE BOWLS, with a physical address 4837 Colonnade Ave Holiday , FL 34690, with a mailing address 4837 Colonnade Ave Holiday , FL 34690, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
May 24, 2024 24-00913P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bexley Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Suite 200, Dade City, Florida 33526; Ph: (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Bexley Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00894P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Del Webb Bexley Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Suite 200, Dade City, Florida 33526; Ph: (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Del Webb Bexley Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00900P

FIRST INSERTION
NOTICE OF ETHICS TRAINING WORKSHOP
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Copperspring Community Development District will a hold Ethics Training Workshop at 10:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:
June 11, 2024
July 9, 2024
The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.
A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.
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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Copperspring CDD
Sean Craft, District Manager
May 24, 2024 24-00898P

FIRST INSERTION
NOTICE OF ETHICS TRAINING WORKSHOP
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Connerton East Community Development District will a hold Ethics Training Workshop at 10:00 AM or immediately following the adjournment of the Copperspring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:
June 11, 2024
July 9, 2024
The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.
A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.
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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Connerton East CDD
Debbly Wallace, District Manager
May 24, 2024 24-00897P

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of RONALD DAVID PLAVNICK, if deceased any unknown heirs or assigns, and BEATRICE ROSEMAN, if deceased any unknown heirs or assigns, will, on June 5, 2024, at 10:00 a.m., at 39634 Papaya Avenue, Lot #99, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
2008 SUZI SX4 STATION WAGON,
VIN: JS2YA413585103001,
TITLE NO.: 0100984196
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 24, 31, 2024 24-00927P

FIRST INSERTION
EXHIBIT A
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at Central Pasco Professional Center, 4111 Land O'Lakes Blvd., Suite 105, Land O'Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Long Lake Ranch Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00922P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of The Preserve at South Branch Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the Central Pasco Professional Center, 4111 Land O' Lakes Blvd., Suite 105, Land O' Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Preserve at South Branch Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00924P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bridgewater of Wesley Chapel Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the Central Pasco Professional Center, 4111 Land O' Lakes Blvd., Suite 105, Land O' Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Bridgewater of Wesley Chapel Community Development District has two (2) seats up for election, specifically seats 1 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00895P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wiregrass Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 4111 Land O'Lakes Boulevard, Room 105, Land O' Lakes, Florida 34639, Phone (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The Wiregrass Community Development District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.
For additional information, please contact the Pasco County Supervisor of Elections.
May 24, 2024 24-00910P

-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000624
IN RE: ESTATE OF
PAULA MARIE HANSEN,
Deceased.

The administration of the estate of PAULA MARIE HANSEN, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. 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 24, 2024.

Personal Representative:**KARL HANSEN**

4531 Freccia Loop

Wesley Chapel, FL 35543

Attorney for Personal Representative
CHASE R. WELT, ESQ.

Florida Bar No. 98171

The Law Offices of Chase R. Welt, PA
11052 Sundrift Drive

Tampa, FL 33647-3846

Telephone: (813) 495-8088

Email: chase@chasewelt.com

Personal Representative:

May 24, 31, 2024

24-00943P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File Number:
51-2024-CP-000837-WS
In Re The Estate Of:
LARRY R. SAFRIT, SR.,
Deceased.

The administration of the estate of LARRY R. SAFRIT, SR., deceased, whose date of death was June 30, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

TERRI LYNN SAFRIT - PR

LAW OFFICES OF STEVEN K.

JONAS, P.A.

Attorney for Personal Representative
4914 State Road 54

New Port Richey, Florida 34652

(727) 846-6945; Fax (727) 846-6953

email: sjonas@gulfcoastlegalcenters.com

jnew@julfcoastlegalcenters.com

STEVEN K. JONAS, Esq.

FBN: 0342180

May 24, 31, 2024

24-00936P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-00770
IN RE: ESTATE OF
CAROL ANN RAE
a/k/a CAROLANN RAE
Deceased.

The administration of the estate of Carol Ann Rae, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

Personal Representative:**Keyra Fallon**

1304 Santa Ynez Avenue, Apt 285

Chula Vista, CA 91913

Attorney for Personal Representative:
David A. Hook, Esq.

E-mail Addresses:

courtservice@elderlawcenter.com,

samantha@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

Telephone: (727) 842-1001

May 24, 31, 2024

24-00934P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0475-WS
IN RE: ESTATE OF
WILHELMINA NIEMANN
Deceased.

The administration of the estate of WILHELMINA NIEMANN, deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 24, 2024.

Personal Representative:**KATHELENE PFAFF**

12934 Royal George Ave.

Odessa, FL 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 24, 31, 2024

24-00939P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.:
2024CP000566CPAXWS
IN RE: RICHARD ANTHONY
PEACOCK,
Deceased.

The administration of the Estate of RICHARD ANTHONY PEACOCK, Deceased, Case No. 2024CP-000566CPAXWS is pending in the Circuit Court in and for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654.

The name and designated address of the Personal Representative as well as the Personal Representative's attorney is set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including un-matured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court within the later of three (3) months after the date of 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 persons having claims or demands against the Decedent's estate, including un-matured, contingent, or unliquidated claims, must file their claims with this Court within three (3) months after the date of first publication of this notice.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER DECEDENT'S DEATH IS BARRED.

The date of first publication of this notice is May 24, 2024.

Personal Representative:**Thomas G. Sherman**

715 E Dilido Drive

Miami Beach, FL 33139

Attorney for Personal Representative
Jonathan S. Trabitz, Esq.

FBN#: 110644

THOMAS G. SHERMAN, P.A.

90 Almeria Avenue

Coral Gables, Florida 33134

Phone: 305-448-5898

Email:

Jonathan@uniontitleservices.com

May 24, 31, 2024

24-00942P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-CP-000812
IN RE: ESTATE OF
RONALD V. TYSON,
Deceased.

The administration of the estate of RONALD V. TYSON, deceased, whose date of death was August 14, 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 24, 2024.

Signed on this 13 day of May, 2024.

/s/ Eric Tyson

ERIC TYSON**Personal Representative**

2333 Feather Sound Drive, B202

Clearwater, FL 33762

/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 33766

Telephone: (727) 443-7898

Email: Kole@specialneedslawyers.com

Email:

Jennifer@specialneedslawyers.com

May 24, 31, 2024

24-00952P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001780CPAXES
IN RE: ESTATE OF
JOYCE M BRAWNER
f/k/a JOYCE M. PETLEY
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joyce M Brawner f/k/a Joyce M. Petley, deceased, File Number 2023CP001780CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38353 Live Oak Ave, Dade City, Florida 33523; that the decedent's date of death was August 1, 2022; that the total value of the estate is \$6,020.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Sheila K. Hoffer,

Trustee of the Joyce M. Brawner

Living Trust dated March 29,

2010

36741 Laurel Oaks Ln

Dade City, FL 33525

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 24, 2024.

Person Giving Notice:**Sheila K. Hoffer**

36741 Laurel Oaks Ln

Dade City, Florida 33525

Attorney for Person Giving Notice:
David R. McCallister

E-mail Addresses:

DavidMcCallister@hotmail.com

Florida Bar No. 724637

David R. McCallister, Attorney at Law

13742 17th St.

Dade City, Florida 33525

May 24, 31, 2024

24-00938P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0700-WS
IN RE: ESTATE OF
BARBARA HAUSER
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 BARBARA HAUSER, deceased, File Number 51-2024-CP-0700-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was July 6, 2023; that the total value of the estate is \$6,749.46 and that the names and addresses of those to whom it has been assigned by such order are:

Name

Address

BRUCE WAYNE HAUSER,

Trustee

7832 Radcliffe Circle

Port Richey, FL 34668

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 24, 2024.

Person Giving Notice:**BRUCE WAYNE HAUSER**

7832 Radcliffe Circle

Port Richey, Florida 34668

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 24, 31, 2024

24-00940P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-623
IN RE: ESTATE OF
DENISE L. BOSSE AKA
DENISE LITTLER BOSSE
Deceased.

The administration of the estate of DENISE L. BOSSE AKA DENISE LITTLER BOSSE, deceased, whose date of death was December 31, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

Personal Representative:

/s/ Serena E Flatt

SERENA FLATT

10072 Marengo St.

Weeki Wachee, Florida 34613

Attorney for Personal Representative:
RICHARD S. ACKLEY

Attorney

Florida Bar Number: 102956

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:

richard_ackley@yahoo.com

May 24, 31, 2024

24-00953P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File Number:
2024-CP-000840-WS
In Re The Estate Of:
EARL C. WILSON, a/k/a EARL
CORTEZ WILSON, a/k/a EARL
CORTEZ, a/k/a EARL B. WILSON,
Deceased

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP000588
IN RE: ESTATE OF
KELLIE ANNE STOBIE,,
Deceased.

The administration of the estate of KELLIE ANNE STOBIE, deceased, whose date of death was January 21, 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 24, 2024.

Personal Representative:
Scott Stobie

2042 Meadow Rue Court
Trinity, FL 34655

Attorney for Estate:

PAUL KNUDSEN, ESQUIRE
Paul Knudsen, P.A.

10863 Park Boulevard, Suite 5
Seminole, FL 33772

Telephone: (727) 398-3600

May 24, 31, 2024 24-00937P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000551CPAXWS
Division Probate
IN RE: ESTATE OF
ROBERT M. VASIL
Deceased.

The administration of the Estate of Robert M. Vasil, deceased, whose date of death was November 1, 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 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 24, 2024.

Personal Representative
Jaime E. Vasil-Winkelfoos

8426 Stable Dr.

Alexandria, Virginia 22308

Attorney for Personal Representative

Tina M. Mays

Florida Bar No. 0726044

Mizell & Mays Law Firm, P.A.

331 Sullivan St., Punta Gorda, FL 33950

Telephone: (941) 575-9291

E-mail Addresses:

tmays@mizell-law.com,

ndotres@mizell-law.com

May 24, 31, 2024

24-00921P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.:
2024CP000566CPAXWS
IN RE: RICHARD ANTHONY
PEACOCK,
Deceased.

The administration of the Estate of RICHARD ANTHONY PEACOCK, deceased, Case No. 2024CP-000566CPAXWS, 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 estate is testate and the date of the decedent's Will is April 6th 1998.

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

ALL INTERESTED PERSONS ARE REQUIRED TO FILE WITH the above-styled court any objection by an interested person on whom a copy of the notice is served that challenges the validity of the Will (or any codicil), the qualifications of the personal representative, venue, or jurisdiction of the court within three (3) months after the date of service of a copy of the notice of administration on the objecting person.

Any interested person on whom a copy of the notice of administration is served must object to the validity of the Will (or any codicil), qualifications of the personal representative, venue, or jurisdiction of the court by filing a petition or other pleading requesting relief in accordance with the Florida Probate Rules WITHIN THREE (3) MONTHS

AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED. Under certain circumstances and by failing to contest the Will, the receipt of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by referenced into the Will.

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

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Personal Representative:
Thomas G. Sherman

715 E Dikido Drive

Miami Beach, FL 33139

Attorney for Personal Representative

Jonathan S. Trabit, Esq.

FBN#: 110644

THOMAS G. SHERMAN, P.A.

90 Almeria Avenue

Coral Gables, Florida 33134

Phone: 305-448-5898

Email:

Jonathan@uniontitleservices.com

May 24, 31, 2024

24-00941P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2024CA000726CAAXWS

**BANK OF AMERICA, N.A.;
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST IN THE ESTATE OF
PATRICIA N. OOSTEN; JAN
OOSTEN; UNKNOWN TENANT #1
IN POSSESSION OF THE
PROPERTY; UNKNOWN
TENANT #2 IN POSSESSION
OF THE PROPERTY;
Defendant(s).**

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF PATRICIA N. OOSTEN
Last Known Address
Unknown
JAN OOSTEN
Last Known Address
9345 ROOKERY ROAD
NEW PORT RICHEY, FL 34654
UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY
Last Known Address
9345 ROOKERY ROAD
NEW PORT RICHEY, FL 34654
UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY
Last Known Address

9345 ROOKERY ROAD
NEW PORT RICHEY, FL 34654
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PARCEL A, BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THE SOUTH 20 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES, LESS A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, THENCE NORTH 89°23' 57" WEST, A DISTANCE OF 328.96 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°23'57" WEST, A DISTANCE OF 296.95 FEET; THENCE NORTH 5° 18'11"

WEST, A DISTANCE OF 120.64 FEET; THENCE PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, NORTH 0°24'20" EAST, A DISTANCE OF 601.00 FEET; THENCE SOUTH 89°23'57" EAST, A DISTANCE OF 309.15 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, SOUTH 0°25' 19" WEST, A DISTANCE OF 721.00 FEET TO THE POINT OF BEGINNING; THE SOUTH 20 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES.
a/k/a 9345 ROOKERY ROAD,
NEW PORT RICHEY, FL 34654
PASCO

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the com-

plaint. DUE ON OR BEFORE JUNE 24TH, 2024.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 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 the seal of this Court this May 21, 2024.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

(SEAL)

Deputy Clerk:

Haley Joyner

Submitted by:

Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
May 24, 31, 2024 24-00948P

FIRST INSERTION

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

51-2024-CA-000962-CAAX-ES
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.

ELIZABETH VANCE, et al.,
Defendants.
TO: ELIZABETH VANCE
38323 11 AVE,
ZEPHYRHILLS, FL 33542
JOYCE VANCE
38323 11 AVE,
ZEPHYRHILLS, FL 33542

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

THE EAST 65 FEET OF LOTS 13 AND 14, BLOCK 56, TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before JUNE 24, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS

OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 21 day of May, 2024.

NIKKI ALVAREZ-SOWLES, ESQ

As Clerk of the Court

By: Melanie Gray

As Deputy Clerk

24-01065

May 24, 31, 2024

24-00946P

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.:

2023CA004069CAAXWS
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.
EDMUND D. RUSSO AKA
EDMUND RUSSO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 7, 2024 and entered in Case No. 2023CA004069CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Edmund D. Russo aka Edmund Russo, United States of America Acting through The Commissioner of Housing and Urban Development, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 2, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO, STATE OF FLORIDA, TO WIT:
LOT ONE THOUSAND SIX HUNDRED SIXTY-SEVEN (1667) OF ALOHA GARDENS, UNIT TWELVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81, 82 AND 83 OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA.
A/K/A 3132 SALTON ST HOLIDAY FL 34691

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

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 13 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/ Charline Calhoun

Florida Bar #16141

LR- 23-006681

May 24, 31, 2024

24-00928P

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

2023CA004091CAAXES
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
WILLIAM BUTLER A/K/A
WILLIAM C. BUTLER A/K/A
WILLIAM CARROLL BUTLER,
TRUSTEE OF THE BUTLER
TRUST DATED AUGUST 23, 2022,
et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE BUTLER TRUST DATED AUGUST 23, 2022, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
WILLIAM CURTIS BUTLER, TRUSTEE OF THE BUTLER TRUST DATED AUGUST 23, 2022
18308 CROOKED LANE,
LUTZ, FL 33548
WILLIAM CURTIS BUTLER
18308 CROOKED LANE,
LUTZ, FL 33548
UNKNOWN SPOUSE OF WILLIAM CURTIS BUTLER
18308 CROOKED LANE,
LUTZ, FL 33548
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:
LOT 114, SUNBURST HILLS SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 47; OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 24th, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on the 21st day of May, 2024.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

BY: Haley Joyner

Deputy Clerk

MCCALLA RAYMER LEIBERT

PIERCE, LLC

225 East Robinson Street,

Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

23-06929FL

May 24, 31, 2024 24-00949P

**HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE
BUSINESS
OBSERVER**

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

**Business
Observer**

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2017-CA-000048
ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff, v. JORGE L. CASTRO, et al., Defendants.
 NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will

on June 25, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:
 Lot 403, OAK CREEK PHASE THREE, according to the Plat thereof as recorded in Plat Book 65, Pages 85 through 96, inclusive, Public Records of Pasco County, Florida.

Property Address: 6435 Sparkling Way, Wesley Chapel, FL 33545 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.
 If the sale is set aside for any rea-

son, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the 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 20th day of May, 2024.

/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 24, 31, 2024 24-00933P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-000082
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN J. DEYO, et al., Defendants.

at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 51, UNIT SIX - SAN CLEMENTE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 135 THROUGH 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 10534 Hardwood Court, Port Richey, FL 34668
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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. 2023CA000593CAAXWS
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DALE RUSS BILLINGS, JR.; JESSICA LAUREN BILLINGS; CATTLEMAN'S CROSSING HOMEOWNERS' ASSOCIATION, INC.; 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).

set forth in said Order or Final Judgment, to-wit: LOT 66, CATTLEMAN'S CROSSING PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGES 87 AND 88, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRIPTION, 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 May 17, 2024.
 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
 1691-191368 / SR4
 May 24, 31, 2024 24-00929P

NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2022CA002309CAAXWS
21ST MORTGAGE CORPORATION, Plaintiff, vs. ANTHONY MICHAEL MANCINI; MELISSA ANN MANCINI; and UNKNOWN TENANT Defendant.
 NOTICE IS GIVEN pursuant to a Final Judgment dated July 19, 2023, entered in Case No. 2022CA-002309CAAXWS, of the Circuit Court in and for Pasco County, Florida, wherein ANTHONY MICHAEL MANCINI and MELISSA ANN MANCINI are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of The Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on JUNE 17, 2024 at 11:00 a.m., the following described real property as set forth in the Final Judgment: SEE ATTACHED EXHIBIT "A"

poses: Together with 2022 Live Oak, double wide manufactured home ID# TBD, located on the premises.
 TOGETHER WITH A 2022 LIVE OAK 76X32 MODEL MANUFACTURED HOME BEARING SERIAL NO:S: LOHGA10022262A AND LOHGA10022262B.
 NOTICE 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.
 NOTICE 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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770
 By: /s/ Leslie White
 Leslie S. White, for the firm
 Florida Bar No. 521078
 Telephone 407-841-1200
 Facsimile 407-423-1831
 primary email: lwhite@deanmead.com
 secondary email: bransom@deanmead.com
 Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
 Attn: Leslie S. White
 Post Office Box 2346
 Orlando, FL 32802-2346
 5017847v1
 May 24, 31, 2024 24-00945P

IMPORTANT
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: This 17th day of May, 2024.
 Respectfully submitted,
 HOWARD LAW
 4755 Technology Way, Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail: Pleadings@HowardLaw.com
 By: /s/ Matthew B. Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: Matthew@HowardLaw.com
 May 24, 31, 2024 24-00932P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated April 29, 2024, issued in and for Pasco County, Florida, in Case No. 2023-CA-000082, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN J. DEYO, STEVEN ROBERT DEYO, GREGORY JOHN DEYO A/K/A GREG DEYO, UNKNOWN SPOUSE OF STEVEN ROBERT DEYO, TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., FLORIDA HOUSING FINANCE CORPORATION, UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants.
 The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 31, 2024, at electronic sale beginning at 11:00 AM,



Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

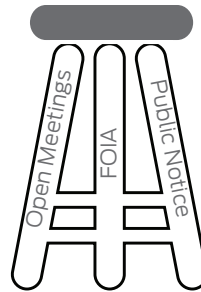
How much do legal notices cost?

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.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

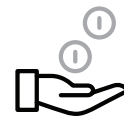


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

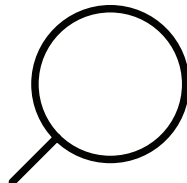


Citizens continue to learn about vital civic matters from newspaper notices.

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

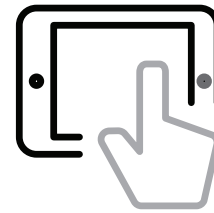
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO: 2023-DR-003170
IN THE MATTER OF THE ADOPTION OF:
J.S.E.,
DOB: 08/02/2006
Minor Child.
TO: JOHN RILEY
2501 Westwood Street
Muskegon, MI 49441
(last known address)
Physical Description: Caucasian male, 6 feet tall, blue eyes, brown hair, medium

build, scar over right eye, scar between eyes and scar under chin.
You are hereby notified that a Joint Petition for Termination of Parental Rights and Stepparent Adoption has been filed in the Circuit Court of the Sixth Judicial Circuit In and For Pasco County, Florida for the child currently known as J.S.E., born August 2, 2006 in Hillsborough County, Florida. This Petition requests the Court to waive your consent to adoption under a claim of abandonment. You are hereby notified that you must file a written response to the Joint Petition for Termination of Parental Rights and Stepparent Adoption, with the Pasco County Clerk of the Circuit Court located at 38053 Live Oak Avenue, Dade City, Florida 33523. Your written response, including the case number given above and the names of

the parties, must be filed if you want the Court to hear your side of the case on or before 6-24-2024.
If you do not file your written response on time, you may lose the case, and any parental rights you may have regarding the minor child may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book), or you may be entitled to have the Court appoint legal counsel to represent you in this action. If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also mail or take a copy of your written response to:

Tammi J. Driver, Esq.
Law Office of Tammi J. Driver, P.L.
4120 5th Avenue North, Suite 7
St. Petersburg, FL 33713
Attorney for Petitioner
WARNING: UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.
DATED 5-16-2024.
CLERK OF THE CIRCUIT COURT
By: /s/ Rita Meyer
Deputy Clerk
May 24, 31; June 7, 14, 2024
24-00944P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2023CA003585CAAX-WS
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
CATHRYN L. MUSMACKER; UNKNOWN TENANT #1; UNKNOWN TENANT #2; UNKNOWN SPOUSE OF CATHRYN L. MUSMACKER; CAPITAL ONE BANK (USA), N.A., Defendant(s).
TO: UNKNOWN SPOUSE OF CATHRYN L. MUSMACKER
LAST KNOWN ADDRESS: 1148 TAMARAC DRIVE, TARPON SPRINGS, FL 34690
YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following property: LOT 1282, FOREST HILLS, UNIT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a: 1148 TAMARAC DRIVE, TARPON SPRINGS, FL 34690
has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL 33301 on or before JUNE 24TH, 2024, (no later than 30 days from the date of the first publication of this Notice of Action) 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521-4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.
The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to

the Court should contact their local public transportation providers for information regarding disabled transportation services.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this May 16, 2024.
CLERK OF THE CIRCUIT COURT (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Frenkel Lambert Weiss Weisman & Gordon, LLP
Attorney For Plaintiff
One East Broward Blvd., Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233
Fax: (954) 200-7770
04-096677-F00
May 24, 31, 2024 24-00931P

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. 2022 CA 002337
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
JESSICA L CROSS A/K/A JESSICA LYNN CROSS; UNKNOWN SPOUSE OF JESSICA L CROSS A/K/A JESSICA LYNN CROSS; GREGORY M CROSS A/K/A GREGORY MICHAEL CROSS; UNKNOWN SPOUSE OF GREGORY MICHAEL CROSS; TAMPA POSTAL DISTRICT FEDERAL CREDIT UNION A/K/A TAMPA POSTAL FEDERAL CREDIT UNION 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 May 20, 2024, and entered in Case No. 2022 CA 002337 of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and JESSICA L CROSS A/K/A JESSICA LYNN CROSS; UNKNOWN SPOUSE OF JESSICA L CROSS A/K/A JESSICA LYNN CROSS; GREGORY M CROSS A/K/A GREGORY MICHAEL CROSS; UNKNOWN SPOUSE OF GREGORY MICHAEL CROSS; TAMPA POSTAL DISTRICT FEDERAL CREDIT UNION A/K/A TAMPA POSTAL FEDERAL CREDIT UNION 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 September 11, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:
Tampa Highlands, Unrecorded Lot 656;
A tract of land lying in Section

35, Township 25 South, Range 19 East, Pasco County, Florida, being part of an unrecorded map and being more particularly described as follows:
From the Northeast corner of said Section 35, run North 89 degrees 07'11" West, along the North line, a distance of 2643.27 feet to a point; thence run North 89 degrees 04'16" West, a distance of 1722.64 feet to a point; thence run South 5 degrees 10'31" West, a distance of 941.61 feet to a point; thence run South 6 degrees 54'15" East, a distance of 153.55 feet to a point; thence run South 15 degrees 51'38" West, a distance of 172.20 feet to a point; thence run South 89 degrees 06'02" East, a distance of 901.50 feet to the Point of Beginning; thence continue South 89 degrees 06'02" East, a distance of 150.30 feet to a point; thence run South 0 degrees 53'58" West, a distance of 290.0 feet to a point; thence run North 89 degrees 06'02" West, a distance of 150.30 feet to a point; thence run North 0 degrees 53'58" East, a distance of 290.0 feet to the Point of Beginning.
Commonly known as: 26328 Pheasant Run - Wesley Chapel, Florida 33544.
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 5/21/24.
By: /s/Gregg R. Dreilinger
Gregg R. Dreilinger
Florida Bar No.: 25615
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
1496-191403 / SR4
May 24, 31, 2024 24-00947P

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Public Sale:
The following personal property of Maritza Pastrana will on June 10, 2024 at 8:30 AM at 36006 SR 54 West, Zephyrhills, Pasco County, FL 33541, be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109.
RICH 1972 Mobile Home
VIN - 260RE2LAF2859
TITLE - 5290179
Prepared by Tracy McDuffie, 1003 Cleveland St, Tampa, FL 33606
May 17, 2024 and May 24, 2024
May 17, 24, 2024 24-00878P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ANTONIO L. WINTHROP and UNKNOWN PARTY IN POSSESSION, will, on May 30, 2024, at 10:00 a.m., at 11310 U.S. Highway 19, Lot #236, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1965 NEWM MOBILE HOME, VIN: 700357, TITLE NO.: 0002207812
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 17, 24, 2024 24-00877P

--- ACTIONS ---

FOURTH 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, including any unknown spouse of said Defendants, if Defendants are remarried or Defendants are dead, their respective unknown heirs, devisees, grantee, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendant(s) and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

CAPE CAY UNIT ONE PB 7 PG 30 LOT 8 & 9 BLOCK B OR 8291 / PG 613
more commonly known as 14837 Old Dixie Hwy., Hudson, FL 34667.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon DIANE HAMILTON, whose address is 512 20th Ave., Indian Rocks Beach, FL 33785, on or before June 3rd 2024 and file the original with the clerk of this Court either before with service on Plaintiff or immediately thereafter, otherwise a default will be entered against you for the relief demand in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654 (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 30th day of April, 2024.
PASCO COUNTY COURT SEAL
By: Melanie Gray
Deputy Clerk
May 3, 10, 17, 24, 2024 24-00765P

THIRD 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

PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

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.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case #: 2024CA000044CAAXWS
DIVISION: 12
Wells Fargo Bank, N.A.
Plaintiff,
-vs.-
Jamie Larson, as Personal Representative of the Estate of Donna Prough a/k/a Donna Kay Prough a/k/a Donna K. Prough f/k/a Donna Kay Camp f/k/a Donna K. Camp; Deanna Renee Prough; Christina Dawn Prough a/k/a Christina D. Prough; Unknown Spouse of Deanna Renee Prough; Unknown Spouse of Christina Dawn Prough a/k/a Christina D. Prough; Pasco County Board of County Commissioners; Cavalry Portfolio Services, LLC; Unknown Parties in Possession #1, if living, and all Unknown

Parties claiming by, through, and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
Defendant(s).
TO: Christina Dawn Prough a/k/a Christina D. Prough: LAST KNOWN ADDRESS: 8327 Corney Drive, Port Richey, FL 34668, and Unknown Spouse of Christina Dawn Prough a/k/a Christina D. Prough: LAST KNOWN ADDRESS: 8327 Corney Drive, Port Richey, FL 34668
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned

unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
LOT 1288, THE LAKES, UNIT EIGHT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 120 AND 121 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 8327 Corney Drive, Port Richey, FL 34668.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before June 17th, 2024 and file the original with the clerk of this Court either before with service

on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.
WITNESS my hand and the seal of this Court on the 10th day of May, 2024.
Nikki Alvarez-Sowles
Circuit and County Courts
By:
Deputy Clerk
23-329563 FC01 WNI
May 17, 24, 2024 24-00865P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023-CA-003314
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
v.
PARIS E. PARR A/K/A PARIS ELAINE SAKSER, et al.,
Defendants.
NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on June 6, 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:
The South 1/2 of Lots 1 & 2 and the South 1/2 of the East 15 ft. of Lot 3, all in Block 11, of JASMINE POINT ESTATES, according to the plat thereof recorded in Plat Book 4, Page 14 and 14A, of the Public Records of Pasco County, Florida.
Property Address: 7129 Park Drive, New Port Richey, FL 34652

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
SUBMITTED on this 9th day of May, 2024
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff

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

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 17, 24, 2024 24-00871P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2022CA002144CAAXES
PLANET HOME LENDING, LLC,
Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE E. FIELD A/K/A LAWRENCE F. FIELD, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 02, 2024, and entered in 2022CA002144CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE E. FIELD A/K/A LAWRENCE F. FIELD, DECEASED; JAMES O. FIELD; STEVEN FIELD 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:
TRACT 148 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 24, RANGE 18 EAST, PASCO COUNTY, FLORIDA LESS THE EASTERN

25.00 FEET THEREOF FOR ROADWAY PURPOSES.
TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS 1999 HOMES OF MERIT ID# FL8NLD-B60017390AB
Property Address: 18009 DRAYTON ST, SPRING HILL, FL 34610
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 8 day of May, 2024.
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: mail@rasflaw.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-037124 - MaM
May 17, 24, 2024 24-00869P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2024CA000660CAAXWS
MIDFLORIDA CREDIT UNION,
Plaintiff,
vs.
THE ESTATE OF JAMES C. PIERCE JR.; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES C. PIERCE JR.; ZACHARY JAMES PIERCE; ASHLEIGH M. PIERCE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANT(S).
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS.
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Pasco County, Florida:
Tract R-80 of the unrecorded plat of the HIGHLANDS being further described as follows: Commencing at the NW corner of Section 12, Township 24 South, Range 17 East, Pasco County, Florida; go thence South 89°51'46" East, along the North line of Section 12, a distance of 1283.20 feet; thence South a distance of 1013.03 feet; thence East a distance of 148.48 feet; thence South a distance of 238.41 feet; thence North 89°05'54" West a distance of 852.65 feet; thence North 86°16'51" West a distance

of 1001.07 feet; thence West a distance of 631.82 feet to the Point of Beginning; thence continue West a distance of 210.00 feet; thence South 23°58'11" West a distance of 227.78 feet; thence South 83°47'48" East, a distance of 174.47 feet to the P.C. of a curve having a central angle of 08°00'07", a radius of 0975.00, having a tangent distance of 68.20 feet, a chord bearing and distance of South 87°47'51" East and 136.06 feet; thence along said curve and arc distance of 136.17 feet; thence North 01°47'55" West a distance of 231.44 feet to the Point of Beginning.
Electronically Filed Pasco Case# 2024CA000660CAAXWS
05/09/2024 10:30:55 AM
Parcel ID Number:
11-24-17-0020-00000-R800
Property Address:
14741 Glenrock Road,
Spring Hill, Florida 34610
has been filed against you in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before JUNE 7th, 2024, 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. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on MAY 10, 2024.
NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By:
May 17, 24, 2024 24-00870P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2024CA000922-CAAX-ES
PINGORA LOAN SERVICING, LLC,
Plaintiff,
vs.
RICHARD OHL A/K/A RICHARD L. OHL, et al.,
Defendants.
TO: UNKNOWN SPOUSE OF HESTER BRINKLEY
1044 SLEEPY OAK DRIVE,
WESLEY CHAPEL, FL 3354
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 6, BLOCK 8, MEADOW POINTE III PARCEL "U-U", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 144 THROUGH 153, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 6/17/2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-

NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this 10 day of May, 2024.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By:
As Deputy Clerk
24-00109
May 17, 24, 2024 24-00862P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000126CAAXES
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CLAYTON R. MILLIGAN, DECEASED; DORIS SMITH BRYAN AS POTENTIAL HEIR TO THE ESTATE OF CLAYTON R. MILLIGAN; PHYLLIS SCHWARTZ AS POTENTIAL HEIR TO THE ESTATE OF CLAYTON R. MILLIGAN; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THIS ACTION, OR HAYING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendants.
TO the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CLAYTON R. MILLIGAN, DECEASED (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 122 AND 123, MEADOWOOD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 106 RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
LESS AND EXCEPT
LOT 122, MEADOWOOD ES-

TATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 39528 Meadowood Loop, Zephyrhills, FL 33542
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before JUNE 17TH, 2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT DADE CITY COURT-HOUSE, 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 May 13, 2024.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Kelley Kronenberg
Attorneys for Plaintiff
8201 Peters Road, Suite 4000,
Fort Lauderdale, FL 33324
May 17, 24, 2024 24-00864P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA000536
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
MARY ELLIS; et al.,
Defendant(s).
TO: Mary Ellis
Last Known Residence: 3336 Bellericay Ln Land O Lakes, FL 34638
TO: Unknown Spouse of Mary Ellis
Last Known Residence: 3336 Bellericay Ln Land O Lakes, FL 34638
TO: Unknown Tenant #1
Last Known Residence: 3336 Bellericay Ln Land O Lakes, FL 34638
TO: Unknown Tenant #2
Last Known Residence: 3336 Bellericay Ln Land O Lakes, FL 34638
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 57, BLOCK 2, SUNCOAST POINTE VILLAGES 2A, 2B AND 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 31 THROUGH 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 17th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated on May 9th, 2024.
As Clerk of the Court
By:
As Deputy Clerk
1184-2220B
Ref# 7775
May 17, 24, 2024 24-00861P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
20-24 -CA-000922-CAAX-ES
PINGORA LOAN SERVICING, LLC,
Plaintiff,
vs.
RICHARD OHL A/K/A RICHARD L. OHL, et al.,
Defendants.
TO: UNKNOWN SPOUSE OF HESTER BRINKLEY
1044 SLEEPY OAK DRIVE,
WESLEY CHAPEL, FL 3354
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 6, BLOCK 8, MEADOW POINTE III PARCEL "U-U", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 144 THROUGH 153, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before 6/17/2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-

NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court this 10 day of May, 2024.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By:
As Deputy Clerk
24-00109
May 17, 24, 2024 24-00862P

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- SALES ---

SECOND INSERTION

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

CASE NO.:
51-2024-CA-000019AAXWS
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.

Plaintiff, vs.
CHRISTINA MARY LATIMER,
et. al,
Defendants.
TO:
Christina Mary Latimer
4451 Anaconda Drive
New Port Richey, FL 34655
Unknown Spouse of Christina Mary Latimer
4451 Anaconda Drive
New Port Richey, FL 34655

You are notified that an action to foreclose a mortgage on the following property in Pasco County:

LOT 293, SOUTHERN OAKS UNIT THREE-B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE(S) 56 THROUGH 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, Florida; Case No. 51-2024-CA-000019AAXWS; and is styled ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v. CHRISTINA MARY LATIMER, UNKNOWN N SPOUSE OF CHRISTINA MARY LATIMER, CITRUS CONTRACTING LLC, DISCOVER BANK, PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, SOUTHERN OAKS OF PASCO HOME OWNERS ASSOCIATION, INC., UNKNOWN TENANT 1, UNKNOWN TENANT 2.

You are required to serve a copy of your written defenses, if any, to the action on Brandi Wilson, Plaintiff's attorney, whose address is 255 S. Orange

Ave., Ste. 900 Orlando, FL 32801-3454, on or before 6/17/24, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on 6/17/24 a or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs 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.

The Court has authority in this suit to enter a judgment or decree in the Plaintiffs interest which will be binding upon you.

DATED: MAY 14 2024.
NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
(SEAL) By /s/ Melanie Gray
As Deputy Clerk

Quintairo, Prieto, Wood & Boyer, P.A.
Attn :
Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211

E-service:
servicecopies@qpwblaw.com
May 17, 24, 2024 24-00893P

SECOND INSERTION

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

CASE NO.:
2024CA000540CAAXWS
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC
TRUST 2004-NC1,

Plaintiff,
vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES, A D ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF DONNA LEFEBVRE
A/KIA DONNA LEE LEFEBVRE
A/KIA DONNA L. LEFEBVRE,
DECEASED; ASHLEY ROSE;
RYA LEFEBVRE; DISCOVER
BANK,

Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Donna Lefebvre a/k/a Donna Lee Lefebvre a/k/a Donna L. Lefebvre, deceased
3545 Springfield Drive
Holiday, Florida 34691.

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 2470, BEACON SQUARE, UNIT 21-A, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 10, PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Street Address: 3545 Springfield Drive, Holiday, Florida 34691
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on MAY 10, 2024.
Nikki Alvarez-Sowles
Clerk of said Court
By:
As Deputy Clerk

McCabe, Weisberg & Conway
3222 Commerce Place,
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:21-400117
May 17, 24, 2024 24-00866P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000763
Division Probate
IN RE: ESTATE OF
BRADLEY KENT ELLISON,
Deceased.

The administration of the estate of Bradley Kent Ellison, deceased, whose date of death was April 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 17, 2024.

Personal Representative:
/s/ Sarah Stackhouse
75 Cheyenne Road
Elizabeth, WV 26143

Attorney for Personal Representative:
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
250 Mirror Lake Drive North
St. Petersburg, FL 33701
Telephone: 727-954-8752
May 17, 24, 2024 24-00876P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0464-WS
IN RE: ESTATE OF
ELEN A. O'SHAUGHNESSY
Deceased.

The administration of the estate of ELEN A. O'SHAUGHNESSY, deceased, whose date of death was December 1, 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 representatives 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 17, 2024.

Personal Representatives:
Colleen Moschner
8845 Elm Leaf Court
Port Richey, FL 34668
Patrick P. O'Shaughnessy
2410 Georgia Guard Dr.
Johns Island, SC 29455

Attorney for Personal Representative:
DONALD R. PEYTON
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 17, 24, 2024 24-00891P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000661
IN RE: ESTATE OF
SAUNDRA LUCILLE KLEKOTKA
a/k/a SAUNDRA SCHONBAK
Deceased.

The administration of the estate of Sandra Lucille Klekotka, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 17, 2024.

Personal Representative:
Stephanie Costa
7424 Knoll Drive
New Port Richey, Florida 34653

Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
May 17, 24, 2024 24-00889P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-608
IN RE: ESTATE OF
MARGARET E. WESTLAKE
Deceased.

The administration of the estate of MARGARET E. WESTLAKE, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 17, 2024.

Personal Representative:
Mary L. Andersen
7345 Cedar Point Drive
New Port Richey, FL 34653

Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Facsimile: 727/937-5453
Email: nmk@nmkllaw.com
Secondary Email:
transcribe123@gmail.com
May 17, 24, 2024 24-00892P

--- SALES ---

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. 2023CA003831CAAXWS
WINTRUST MORTGAGE, A
DIVISION OF BARRINGTON
BANK & TRUST CO., N.A.,
Plaintiff, vs.
LINDA MARVEL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 19, 2024 in Civil Case No. 2023CA003831CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A. is Plaintiff and Linda Marvel, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of June, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1359, Jasmine Lakes Unit 7-E, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 90 and 91, of the Public Records of Pasco County,

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07234FL
May 17, 24, 2024 24-00868P

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. 2023CA003931CAAXWS
TRUIST BANK, SUCCESSOR BY
MERGER TO SUNTRUST BANK,
Plaintiff, vs.
RICHARD C. NORRIS, JR., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 08, 2024 in Civil Case No. 2023CA003931CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Richard C. Norris, Jr., et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of May, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 270, Bear Creek Subdivision, Unit Two, as recorded in Plat Book 19, Pages 134 through 136, of the Public Records of Pasco County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06813F
May 17, 24, 2024 24-00867P

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.: 2021-CA-000855-WS
MEB LOAN TRUST IV, U.S. BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE,
Plaintiff(s),

v.
ASSET TRUST HOLDINGS, LLC
AS TRUSTEE OF THE WESTERLY
HARGITAI LAND TRUST #4851;
WILLIAM C. HARGITAI, et., al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 29th day of April 2024, in Case No.: 2021-CA-000855-WS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, is the Plaintiff and ASSET TRUST HOLDINGS, LLC AS TRUSTEE OF THE WESTERLY HARGITAI LAND TRUST #4851; WILLIAM C. HARGITAI; GINA HARGITAI; SUMMER LAKES TRACT 9 HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3 AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 4th day of June 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 16, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27,

PAGES 141 THROUGH 152, OF THE PUBLIC RECORD OF PASCO COUNTY, FLORIDA.

Property Address:
4851 WESTERLY DR
NEW PORT RICHEY, FL 34653
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 13th day of May, 2024.
By: /s/ Kimberly George
Kimberly George, Esq.
Bar Number: 134661
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL
FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN
2.516
service@delucalawgroup.com
21-04915
May 17, 24, 2024 24-00863P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

--- ESTATE ---

--- TAX DEEDS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
File No. 2024CP725AXWA
IN RE: ESTATE OF
JULIE V. HARN,
Deceased.

The administration of the Estate of JULIE V. HARN, Deceased, whose date of death was April 10, 2024, 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 17, 2024.

Personal Representative:
Peter C. Johnston
6 Beverly Hills Boulevard
Beverly Hills, Florida 34465
Attorney for Personal Representative:
BRADSHAW & MOUNTJOY, P.A.
S. Michael Mountjoy
209 Courthouse Square
Inverness, Florida 34450
May 17, 24, 2023 23-00872P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-000436
IN RE: ESTATE OF
MARGERIE ANN CHAREST,
Deceased.

The administration of the Estate of Margerie Ann Charest, deceased, whose date of death was 12/8/2022, Case Number 2024-CP-000436, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, 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 has been 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 TIME 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 SO FILED 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 the 17 day of May, 2024.

Personal Representative:
Ronald L. Charest,
7096 South Elsie Pt.,
Lecanto, FL 34461
Attorney for Personal Representative
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachel@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 17, 24, 2024 24-00873P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
File No. 2023CP001551
Division: PROBATE
IN RE: ESTATE OF
GURMEET K. CHEEMA
Deceased.

The administration of the estate of GURMEET K. CHEEMA, deceased, whose date of death was April 10, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, 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 17, 2024.

Personal Representative:
PAVITAR S. CHEEMA
5446 Blue Heron Ln.
Wesley Chapel, FL 33543
Attorney for Personal Representative:
ALAN S. GASSMAN
E-Mail Address:
agassman@gassmanpa.com
E-Mail Address:
wesley@gassmanpa.com
Florida Bar No.: 371750
Gassman, Crotty & Denicolo, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
May 17, 24, 2023 23-00874P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-681
Division Probate
IN RE: ESTATE OF
WILLIAM VOLTAIRE D'AMARAL
Deceased.

The administration of the estate of WILLIAM VOLTAIRE D'AMARAL, deceased, whose date of death was February 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 17, 2024.

Personal Representative:
KELLY D'AMARAL
88 North Road
Kingston, New Hampshire 03848
Attorney for Personal Representative:
SANDRA H. DAY, ESQ.
Attorney
Florida Bar Number: 189499
DAY LAW OFFICE
P.O. Box 5535
Spring Hill, FL 34611
Telephone: (352) 684-6545
Fax: (352) 684-4529
E-Mail:
daylaweservice@daylawteam.com
Secondary E-Mail:
daylawprobate@daylawteam.com
May 17, 24, 2024 24-00888P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
File No. 24-CP-000622-WS
Division: PROBATE
IN RE: ESTATE OF
THOMAS JOHN MULLEN
Deceased.

The administration of the estate of Thomas John Mullen, deceased, whose date of birth was September 1, 1960 and date of death was April 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 17, 2024.

Personal Representative:
Jessica Wise,
whose address is
3139 Elk Ridge Dr., Holiday, FL 34691
Attorney for Personal Representative:
James R. Kannard, Jr., Attorney
Florida Bar Number: 116710
3152 Little Road, Suite 328,
Trinity, Florida 34655
Telephone: (813) 477-2482
Fax: (813) 283-1253
E-Mail: service@kannardlaw.com
Secondary E-Mail:
james@kannardlaw.com
May 17, 24, 2023 23-00875P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000817-WS
In Re The Estate Of:
MICHAEL BERGERON,
Deceased

The administration of the estate of MICHAEL BERGERON, 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 Clerk of Court, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is May 17, 2024.

STEVEN K. JONAS, ESQ. - PR
LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfoastlegalcenters.com
jnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
May 17, 24, 2024 24-00890P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000230TDAXXX
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 #: 1911248

THIRD INSERTION

Year of Issuance: 06/01/2020
Description of Property:
21-26-16-0070-00000-0200
BIG OAK PB 5 PG 81 LOT 20
OR 3751 PG 168
Name(s) in which assessed:
ROSE IANNELLO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the

THIRD INSERTION

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
24-00789P

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000254TDAXXX
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:
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
Name(s) in which assessed:
BRADFORD H POTTLE
LAURA G POTTLE
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
24-00811P

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000237TDAXXX
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 #: 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
Name(s) in which assessed:
PAULA DINGUS
RICHARD BROWN TRUSTEE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00795P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000234TDAXXX
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 #: 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
Name(s) in which assessed:
PETER BAKOWSKI
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
24-00792P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000229TDAXXX
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 #: 1909867
Year of Issuance: 06/01/2020
Description of Property:
03-26-16-0280-00000-1140
LAKEWOOD ESTATES PB 17
PGS 142-143 LOT 114 OR 6642
PG 1251
Name(s) in which assessed:
NATALIA SAFRONOVA
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
24-00788P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000244TDAXXX
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 #: 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
Name(s) in which assessed:
SANDRA L ORTON
SANDRA L HARPER
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
24-00801P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000241TDAXXX
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 #: 1900399
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
Name(s) in which assessed:
MARK MARIANI TRUSTEE
GURNEE AVE TRUST
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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
24-00799P

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000238TDAXXX
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 #: 1900399
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
Name(s) in which assessed:
ANNIE LEE MONROE
LEON MONROE
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
24-00796P

Q&A 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.

--- TAX DEEDS ---

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000227TDAXXX</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 #: 1800658 Year of Issuance: 06/01/2019 Description of Property: 26-24-21-0000-04100-0070 SOUTH 120 FT OF NORTH 570 FT OF EAST 1/2 OF NE 1/4 OF SW 1/4 OF SEC 26 EXC WEST 597.39 FT THEREOF OR 528 PG 412</p> <p>Name(s) in which assessed: JAMES DAWKINS LILLIE BELL DAWKINS</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>24-00786P</p>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000250TDAXXX</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 #: 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</p> <p>Name(s) in which assessed: BERNADETTE FLAHERTY RICHARD FLAHERTY</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>24-00807P</p>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000251TDAXXX</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 #: 19008392 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</p> <p>Name(s) in which assessed: JOSIE CRUZ LOPEZ LOPEZ PABLO CRUZ SR JOSIE CRUZ</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>24-00808P</p>

THIRD 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>

THIRD 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>

THIRD 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 LATIMER 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>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000253TDAXXX</p> <p>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:</p> <p>Certificate #: 1606263 Year of Issuance: 06/01/2017 Description of Property: 04-25-17-0000-00800-0010</p> <p>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 N66DG 42' 35"W RUN 57.26 FT ALG ARC OF 2663.50 FT RAD CV RT DELTA OF 01DG 13' 55" TH N0DG 7' 25"W 20.21 FT TO POBOR 5443/1245 OR 8981 PG 1704</p> <p>Name(s) in which assessed: ROCK TABERNACLE OF PRAISE & WORSHIP INC ROBERT HINES 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>24-00810P</p>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000246TDAXXX</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 #: 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</p> <p>Name(s) in which assessed: CHRISTOPHER A PACE</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>24-00803P</p>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000226TDAXXX</p> <p>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:</p> <p>Certificate #: 1900228 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</p> <p>Name(s) in which assessed: BRUCE A BOSSICK SHIRLEY M BOSSICK</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>24-00785P</p>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000245TDAXXX</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 #: 1900228 Year of Issuance: 06/01/2020 Description of Property: 23-23-21-0020-00L00-0020 TOWN OF LACOOCHIEE 1ST ADDITION PB 7 PG 67 LOTS 1 2 3 & 4 BLOCK L OR 3630 PG 257 & OR 6961 PG 371</p> <p>Name(s) in which assessed: MARYE THOMAS JESSE LEE THOMAS JR PHUC HONG NGUYEN NJUNG THI LE</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>24-00802P</p>

THIRD 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>

THIRD 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>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserververfl.com

Business Observer

THIRD 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 #: 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</p> <p>Name(s) in which assessed: DANIELS TRUST THOMAS P ALTMAN TRUSTEE THOMAS P ALTMAN ESQUIRE THE DANIELS TRUST DATED 10/9/2014</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>24-00804P</p>

THIRD 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 #: 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 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>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000228TDAXXX</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 #: 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 N88DGW 162 FT MOL TO POB TH S4DVGW 130 FT TH N88DGW 70 FT TH N4DGE 130 FT TH S88DGE 70 FT TO POB OR 4869 PG 1672 OR 4869 PG 1680</p> <p>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</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>24-00787P</p>

THIRD 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: 17-26-21-0010-00300-0190 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>

THIRD INSERTION
<p>Notice of Application for Tax Deed 2023XX000231TDAXXX</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 #: 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 51' 38"E 1206.12 FT TH S89DG 06' 02"E 1173.39 FT TH CHD BRG N60DG 33' 54"E 76.63 FT TH N30DG 13' 50"E 90.85 FT TH S49DG 49' 09"E 345.09 FT TH N89DG 20' 02"E 450.00 FT FOR POB TH N89DG 20' 02"E 150.00 FT TH N00DG 39' 58"W 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</p> <p>Name(s) in which assessed: ROSEMARY SUTTER ESTATE OF CARL SUTTER 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>24-00790P</p>