

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Summit View Community Development District ("District") will hold a special meeting of the Board on June 11, 2024 at 10:00 A.M. at the Offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-994-1001. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

Summit View Community Development District Matthew Huber, District Manager May 31, 2024 24-00977P

FIRST INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

A14: Diane Albritton B10: Denilda Rodriguez B15: Brandon Connell D05: Steven Dyer PO4: Denilda Rodriguez SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON June 15th, 2024 AT OR AFTER: 11:00 AM.EST. May 31; June 7, 2024 24-00976P

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 DLD PROPERTY MAINTENANCE : Located at 7800 Gunshot Ln : Pasco County in the City of New Port Richey : Florida, 34654-5402 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey Florida, this May day of 23, 2024

DUKES DESTIN L May 31, 2024 24-00978P

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 RUSCH HOME REHAB : Located at 7425 Granada Ave : Pasco County in the City of New Port Richey : Florida, 34653-4019 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey Florida, this May day of 23, 2024

RUSCH DARRYL L May 31, 2024 24-00979P

FIRST INSERTION

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Ballantrae Community Development District will hold a Budget Workshop on June 5, 2024, at 6:00 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida 34638.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2024/2025 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda and budgets may be obtained from the District Manager, via email at Patricia@Breeze-home.com, Phone (813)565-4663, during normal business hours or from the District's website at https://www.ballantraecd.org/.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Patricia Thibault District Manager May 31, 2024 24-00984P

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 Revived located at 7831 IRONBARK DR, in the County of Pasco, in the City of PORT RICHEY, Florida, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PORT RICHEY, Florida, this 28th day of May, 2024. William Grutel May 31, 2024 24-00980P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-789 IN RE: ESTATE OF SANDRA REARDON, aka SANDRA J. REARDON Deceased.

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

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

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

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

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

The date of first publication of this notice is: May 31, 2024. Signed on this 8th day of May, 5/24/2024.

DAWN M. HURLEY F/K/A DAWN M. LEWIS Personal Representative 33 Kingston Road Plaistow, NH 03865

Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com May 31; June 7, 2024 24-00971P

FIRST INSERTION

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

CASE NO. 2023CA000227CAAXWS GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 01, 2024, and entered in 2023CA000227CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED; PATRICIA KURTZ; CHRISTINE KOTRODIMOS A/K/A CHRISTINA KOTRODIMOS are the Defendant(s).

Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 20, 2024, the following described property as set forth in said Final Judgment, to wit: UNIT 31 GB OF POINTE WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE(S) 319 THROUGH 416, AMENDED IN OFFICIAL RECORDS BOOK 756, PAGE 211, AND OFFICIAL RECORDS BOOK 883, PAGE 863, AND ACCORDING TO THE

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION

File No. 24-CP-000479-W.S Division: PROBATE IN RE: ESTATE OF RODNEY FRANKLIN RIFFLE Deceased.

The administration of the estate of Rodney Franklin Riffle, deceased, whose date of birth was August 10, 1953 and date of death was February 4, 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 31, 2024.

Personal Representative: Jennifer Veith whose address is 6219 Tennessee Ave., New Port Richey, FL 34653.

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 31; June 7, 2023 23-00973P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

File No. 2023-CP-001774 Division Probate IN RE: ESTATE OF JOHN FREDERICK HAYES DECEASED.

The administration of the Estate of John Frederick Hayes, deceased, File Number 2023-CP-001774, is pending in the Circuit Court for Pasco County, Florida, 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 claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 31, 2024.

Personal Representative: /s/ Ellen Hayes Ellen Hayes 2632 Vista Park Drive DeLand, Florida 32724

Attorney Personal Representative: /s/ Morgan M. McQueen Morgan M. McQueen, Esq. Florida Bar No. 1026045 Legacy Protection Lawyers, LLP 100 - 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868 Email: morg@LegacyProtectionLawyers.com May 31; June 7, 2024 24-00974P

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

CASE NO.: 2022CA002256 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, vs.

UNKNOWN HEIRS, B ENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURREATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 5, 2024 in Civil Case No. 2022CA002256, of the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURREATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 5, 2024 in Civil Case No. 2022CA002256, of the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURREATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 5, 2024 in Civil Case No. 2022CA002256, of the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURREATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-874 Division Probate IN RE: ESTATE OF ROBERT RINGKAMP, Deceased.

The administration of the estate of Robert Ringkamp, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal 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 31 2024.

Personal Representative: /s/ Jason M. Kral Jason M. Kral 250 Mirror Lake Drive N St Petersburg 33701

Attorney for Personal Representative: Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com crystal@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 250 Mirror Lake Drive North St. Petersburg, FL 33701 Telephone: 727-954-8752 May 31; June 7, 2024 24-00975P

TIES AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on June 24, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 60, 4 LAKE ESTATES, 1ST ADDITION, AS PER PLAT BOOK 5, PAGE 170, 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.

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 21 day of May, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-11879B May 31; June 7, 2024 24-00956P

--- SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2022CA002216

TREASURE COVE HOMEOWNERS ASSOCIATION OF PASCO, INC., Plaintiff, vs.

THUY VAN BUI, et al.,

Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/20/2024, in Case No.: 2022CA002216 of the Circuit Court in and for Pasco County, Florida, wherein TREASURE COVE HOMEOWNERS ASSOCIATION OF PASCO, INC., is the Plaintiff and THUY VAN BUI, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/25/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block A, Treasure Cove, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 89 through 91, inclusive, 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. 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: May 29, 2024

By: /s/Frank J. Lacquaniti

Frank J. Lacquaniti, Esquire

Florida Bar No.: 26347

ARIAS BOSINGER, PLLC

280 W. Canton Avenue, Suite 330

Winter Park, Florida 32789

(407) 636-2549

May 31; June 7, 2024 24-00981P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-000710-ES

Division: Probate

IN RE: ESTATE OF

RONALD GREGORY HUMPHREY (A/K/A RONALD G. HUMPHREY A/K/A RONALD HUMPHREY)

Deceased.

The administration of the estate of Ronald Gregory Humphrey (a/k/a Ronald G. Humphrey a/k/a Ronald Humphrey), deceased, whose date of death was October 10, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 31, 2024.

Personal Representative:

/s/ Sarah Ingram

Sarah Ingram

3890 Bear Creek Road

Thompsons Station, Tennessee 37179

Attorney for Personal Representative:

/s/ Tanya Bell

Tanya Bell, Esq.

Florida Bar Number: 52924

Bell Law Firm, P.A.

2364 Boy Scout Road,

Suite 200

Clearwater, Florida 33763

Telephone: (727) 287-6316

Fax: (727) 287-6317

TanyaBell@BellLawFirmFlorida.com

AMullins@BellLawFirmFlorida.com

May 31; June 7, 2024 24-00969P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO. 2018CA003757CAAXWS

BANK OF AMERICA, N.A., PLAINTIFF, VS.

ROSALIE CZILAK, ET AL.

DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 2, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 29, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 18 and the Easterly 15 feet of Lot 19, Martha's Vineyard, Unit 2, according to the plat thereof, as recorded in Plat Book 5, page 69 of the Public Records of Pasco County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

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.

Tromberg, Morris & Poulin, PLLC

Attorney for Plaintiff

600 West Hillsboro Boulevard

Suite 600

Deerfield Beach, FL 33441

Telephone #: 561-338-4101

Fax #: 561-338-4077

Email: eservice@tmppllc.com

By: /s/ Marlon Hyatt, Esq.

Marlon Hyatt, Esq.

FBN: 72009

Our Case #: 18-001579

May 31; June 7, 2024 24-00983P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-000709

Division: Probate

IN RE: ESTATE OF

GERMAN RAMIREZ (A/K/A DR. GERMAN RAMIREZ)

Deceased.

The administration of the estate of German Ramirez (a/k/a Dr. German Ramirez), deceased, whose date of death was March 19, 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 31, 2024.

Personal Representative:

/s/ Aida P. Ramirez

Aida P. Ramirez

39312 Sumner Lake Road

Dade City, Florida 33525

Attorney for Personal Representative:

/s/ Tanya Bell

Tanya Bell, Esq.

Florida Bar Number: 52924

Bell Law Firm, P.A.

2364 Boy Scout Road,

Suite 200

Clearwater, Florida 33763

Telephone: (727) 287-6316

Fax: (727) 287-6317

TanyaBell@BellLawFirmFlorida.com

AMullins@BellLawFirmFlorida.com

May 31; June 7, 2024 24-00970P

FIRST INSERTION

NOTICE OF SALE

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

COUNTY, FLORIDA

CASE NO: 24-93-CO

RUXTON VILLAGE II

HOMEOWNERS ASSOCIATION,

INC., a Florida not-for-profit

corporation,

Plaintiff, vs.

DORA E. HAHN, SECRETARY

OF HOUSING AND URBAN

DEVELOPMENT AND ANY

UNKNOWN OCCUPANTS IN

POSSESSION,

Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 223, RUXTON VILLAGE UNIT 22, TALL PINES AT RIVER RIDGE, according to the plat thereof, recorded in Plat Book 33, Pages 103-104, of the Public Records of Pasco County, Florida. With the following street address:

7613 Roland Court, New Port Richey, Florida, 34654.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 16, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than

the date that the Clerk reports the funds as unclaimed.

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

Dated this 28th day of May, 2024.

NIKKI ALVAREZ-SOLWES, ESQ.

CLERK AND COMPTROLLER

s/ Stephan C. Nikoloff

Stephan C. Nikoloff

(Steve@associationlawfl.com)

Bar Number 56592

Attorney for Plaintiff

1964 Bayshore Boulevard,

Suite A

Dunedin, Florida 34698

Telephone: (727) 738-1100

May 31; June 7, 2024 24-00962P

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: UNKNOWN SPOUSE OF 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 July 1st, 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 23 day of May, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of the Court

By: Melanie Gray

As Deputy Clerk

24-01065

May 31; June 7, 2024 24-00958P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION

DIVISION

CASE NO.

2023CA004245CAAXWS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs.

NELLY C. JIMENEZ, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02, 2024, and entered in 2023CA004245CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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 LORETTA C. MAXWELL, DECEASED; WELLS FARGO FINANCIAL SYSTEMS FLORENDA, INC.; ANITA KIMMEL; ROBERT P. MAXWELL; RALPH MAXWELL 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 18, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 41, HUNTING CREEK MULTI FAMILY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 125 THROUGH 130, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 3432 HUNTING CREEK LOOP, NEW PORT RICHEY, FL 34655

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 28 day of May, 2024.

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

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

22-062682 - NaC

May 31; June 7, 2024 24-00

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.:
51-2023-CA-003777-CAAX-ES
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
KATHERINE LOPEZ RODRIGUEZ A/K/A KATHERINE LOPEZ; CRESTVIEW HILLS HOMEOWNERS ASSOCIATION, INC.; SANDY LOPEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and

best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 01 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 6, OF CRESTVIEW HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7533 MERCHANTVILLE CIR, WESLEY CHAPEL, FL 33540
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot a NOS FOR 06/11/2024 SALE, PENDING AT-

TORNEY REVIEW ecommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 28 day of May 2024.
 By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE
 PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
 23-01856
 May 31; June 7, 2024 24-00959P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2022CA000649CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1,
Plaintiff, vs.
BALTHAZAR, MARIE A., et. al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000649CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, and, BALTHAZAR, MARIE A., et. al., are Defendants, Clerk of the Court, Nichole "Nikki" Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 17th day of June, 2024, the following described property:
 LOT 11, BLOCK 3, BRIDGEWATER PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 90 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in

FL Stat. 45.032.
IMPORTANT
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 DATED this 21st day of May, 2024.
 GREENSPOON MARDER LLP
 TRADE CENTRE SOUTH,
 SUITE 700
 100 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL 33309
 Telephone: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email 1:
 Karissa.Chin-Duncan@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: /s/Karissa Chin-Duncan, Esq.
 Karissa Chin-Duncan, Esq.
 Florida Bar No. 98472
 55530.0081
 May 31; June 7, 2024 24-00963P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2023CA004331CAAXWS
AVAIL 1 LLC, a Delaware limited liability company,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER GLADY N. MALUCCI (DECEASED) OR THROUGH THE ESTATE OF GLADY N. MALUCCI; THE PINES OF NEWPORT RICHEY HOMEOWNERS' ASSOCIATION, INC.; AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT, IF ANY,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 23, 2024, and entered in Case No. 2023CA004331CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein AVAIL 1 LLC is the Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER GLADY N. MALUCCI (DECEASED) OR THROUGH THE ESTATE OF GLADY N. MALUCCI; THE PINES OF NEWPORT RICHEY HOMEOWNERS' ASSOCIATION, INC.; HPH HOSPICE, AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT, IF ANY, are Defendants, Nikki Alvarez-Sowles, Esq., CLERK OF THE COURT, will sell to the highest and best bidder for cash at www.pasco.

realforeclose.com at 11:00 a.m. on JULY 9, 2024 the following described property set forth in said Final Judgment, to wit:
 Lot 19, the Pines of New Port Richey, as per Plat thereof recorded in Plat Book 22, Page 31, 32 and 33, Inclusive, Public Records of Pasco County, Florida.
 Property address: 6313 Emerson Dr., New Port Richey, Florida 34653
 ANY PERSON OR ENTITY CLAIMING AN INTEREST IN THE SURPLUS, IF ANY, RESULTING FROM THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK OF COURT REPORTS THE SURPLUS AS UNCLAIMED.
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-

ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FLORIDA 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FLORIDA 34654, (727) 947-8028(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 May 23, 2024.
 /s/ Vivian A. Jaime, Esq.
 Florida Bar No. 714771
 RITTER, ZARETSKY, LIEBER & JAIME, LLP
 28005 Biscayne Boulevard,
 Suite 500
 Miami, Florida 33137
 Telephone: (305) 372-0933
 Email: Vivian@rjllaw.com
 May 31; June 7, 2024 24-00965P

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022-CA-000146
NDFI, LLC,
Plaintiff, vs.
CRAIG A. HAYN; et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2024, entered in Civil Case No. 2022-CA-000146 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NDFI, LLC, is Plaintiff and CRAIG A. HAYN; et al., are Defendant(s).
 The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on August 12, 2024, on the following described property as set forth in said Final Judgment, to wit:
 THE NORTH 215.00 FEET OF THE EAST 210.00 FEET OF TRACT 51, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS THE NORTH 10 FEET AND THE EAST 10 FEET THEREOF.
 Property address: 40718 Jerry Road, Zephyrhills, Florida 33540
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 DATED this 29th day of May 2024.
 LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
 Attorneys for Plaintiff
 1900 NW Corporate Blvd., Suite 200W
 Boca Raton, Florida 33431
 Telephone: (561) 826-1740
 Email: service@mils-pa.com
 BY: /s/ Christian Savio
 CHRISTIAN SAVIO, ESQ.
 FLORIDA BAR NO. 84649
 May 31; June 7, 2024 24-00982P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2023CC0039606CAAXWS
GOLF VIEW VILLAS VII CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF SUSAN ANN GATES f/k/a SUSAN ANN REED, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
 TO: ESTATE OF SUSAN ANN GATES f/k/a SUSAN ANN REED and ANY UNKNOWN OCCUPANTS IN POSSESSION
 YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, GOLF VIEW VILLAS VII CONDOMINIUM ASSOCIATION, INC., herein in the following described property:
 Unit 1301, GOLF VIEW VILLAS VII, A CONDOMINIUM, according to the map or plat thereof as recording in Condominium Plat Book 5, pages 102 through 107, and Condominium Plat Book 5, pages 114 through 118, (Phase 3) and being further described in that certain Declaration of Condominium recorded in O.R. Book 2055, Page 801, and amendment filed in O.R. Book 2078, page 545, for Phase 3 of the Public Records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto. With the following street address: 9212 Turnberry Court, New Port Richey, Florida, 34655

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JULY 1ST, 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 the seal of this Court on May 24, 2024
 Nikki Alvarez-Sowles, Esquire
 Clerk and Comptroller
 (SEAL)
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 Greenberg Nikoloff, P.A.
 1964 Bayshore Blvd., Suite A
 Dunedin, FL 34698
 (727) 738-1100
 May 31; June 7, 2024 24-00961P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2024CA000956CAAXWS
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSION IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2004-6, MORTGAGE BACKED NOTES, Plaintiff, vs.
BEVERLY F. WYNNE A/K/A BEVERLY WYNNE; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN WYNNE A/K/A JOHN R. WYNNE A/K/A JOHN R. WYNNE, SR., DECEASED; DANIEL JOHN WYNNE; JOHN WYNNE, JR.; JAMES LAWRENCE WYNNE; SCOTT WYNNE; JEROME KENNETH WYNNE A/K/A JERRY WYNNE,
Defendant(s).
 TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of John Wynne a/k/a John R. Wynne a/k/a John R. Wynne, Sr., deceased
 7502 Jenner Avenue
 New Port Richey, Florida 34655
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County,

Florida:
 LOT 496, SEVEN SPRINGS HOMES UNIT THREE-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Street Address: 7502 Jenner Avenue, New Port Richey, Florida 34655
 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, Plaintiff's 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. July 1st, 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 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 23, 2024,
 Nikki Alvarez-Sowles
 Clerk of said Court
 By: Melanie Gray
 As Deputy Clerk
 McCabe, Weisberg & Conway
 3222 Commerce Place,
 West Palm Beach, FL 33407
 Telephone: (561) 713-1400
FLpleadings@MWC-law.com
 File#:19-400938
 May 31; June 7, 2024 24-00964P

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2023CA004416CAAXWS
TRUST BANK, as successor by merger to SUNTRUST BANK
Plaintiff, vs.
DONALD R. MILLER, et al,
Defendants.
 To: SCOTT MILLER
 805 ENGLER RD
 DEFUNIAK SPRINGS, FL 32433
 KATRINA TRINGAS
 805 ENGLER RD
 DEFUNIAK SPRINGS, FL 32433
 YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in Pasco County, Florida:
 Lot 25, THE RESERVE, according to the map or plat thereof as recorded in Plat Book 31, Page 141-142, 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 ARTHUR S. BARKSDALE, Plaintiff's, attorney, whose address is ALVAREZ, THOMPSON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email STB@atlawyers.com, within thirty (30) days after the first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Due on or before JULY 1ST, 2024
 This is an attempt to collect a debt. Any information obtained will be used for that purpose.
 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: February 27th, 2024
 Nikki Alvarez-Sowles, Esq.
 CLERK OF THE COURT
 By: /s/ Haley Joyner (SEAL)
 As Deputy Clerk
 ARTHUR S. BARKSDALE,
 Plaintiff's, attorney
 ALVAREZ, THOMPSON & SMOAK,
 P.A.
 P.O. Box 3511
 Orlando, FL 32802
 Email STB@atlawyers.com
 March 31; June 7, 2024 24-00957P

SAVE TIME

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

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Business Observer

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RONALD DAVID PLAVNICK, if deceased any unknown heirs or assigns, and BEATRICE ROSEMAN, if deceased any unknown heirs or assigns, will, on 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

--- ACTIONS ---

FOURTH 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
1, LLC,
Plaintiff, vs.
LEVENTURES, LLC,
Defendants.

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

YOU ARE HEREBY NOTIFIED
that an action to quiet title on the fol-
lowing vacant lot located in New Port
Richey, FL 34654, and more fully de-
scribed 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 de-
fenses, 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 The Business Observer on May
10, 2024; May 17, 2024, May 24, 2024
and May 31, 2024.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,

FL 34654; (727) 847-8110 (V) in New
Port Richey; (352) 521-4274, ext 8110
(V) in Dade City, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation 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 trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion 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

--- ESTATE ---

SECOND 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 Divi-
sion, the address of which is 7530 Little
Road, New Port Richey, FL 34654. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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

SECOND 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 PEA-
COCK, 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 de-
mands against Decedent's Estate, in-
cluding 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, in-
cluding un-matured, contingent, or unli-
quidated 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. NOTWITH-
STANDING 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 Dildo 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

SECOND 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 attor-
ney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES 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 33756
Telephone: (727) 443-7898
Email: Kole@specialneedslawyers.com
Email:
Jennifer@specialneedslawyers.com
May 24, 31, 2024 24-00952P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File Number:
2024-CP-000840-WSO
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.

The administration of the estate of
EARL C. WILSON, a/k/a EARL COR-
TEZ WILSON, a/k/a EARL CORTEZ,
a/k/a EARL B. WILSON, deceased,
whose date of death was March 24,
2024, 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, FL 34654. The names and ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

All other creditors of the decedent,
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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.

ANDRAYANI TJONG WILSON - 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@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
May 24, 31, 2024 24-00935P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000562 CPAXES
IN RE: ESTATE OF
JOHN LINDSAY KELLER,
Deceased.

The administration of the ESTATE OF
JOHN LINDSAY KELLER, deceased,
who was found dead on April 5, 2023, is
pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is P.O. Box 338, New
Port Richey, Florida 34654. The names
and addresses of the personal representa-
tive and the personal representative's
attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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:
BANK OF AMERICA, N.A.
By: ANDREW T. DIMAURO
Its: Senior Vice President
CT2-500-CC-03
185 Asylum Street
Hartford, Connecticut 06103
Attorney for Personal Representative:
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email: mmm@archbold.law
May 24, 31, 2024 24-00950P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000790
IN RE: ESTATE OF
ANTHONY LEE BROWN
Deceased.

The administration of the estate of An-
thony Lee Brown, deceased, who was
found dead on November 10, 2023, is
pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is West Pasco Judi-
cial Center, 7530 Little Road, New Port
Richey, Florida 34654. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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/ Tammy Hughes-Brown
Tammy Hughes-Brown
4250 Glade Wood Loop
New Port Richey, Florida 34655
Attorney for Personal Representative:
/s/ Erin Whittemore Lohmiller
Erin Whittemore Lohmiller, Esq.
erin@lohmillers.com,
lohmillerslaw@gmail.com
Florida Bar No. 0038631
LOHMILLER LAW, PLLC
136 4th Street N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818
May 24, 31, 2024 24-00951P

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

WOULDN'T YOU WANT TO KNOW?

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA ASSOCIATION

FLORIDA PUBLIC NOTICES

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

FloridaPublicNotices.com

--- SALES / ACTIONS ---

SECOND 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... JORGE L. CASTRO, et al., Defendants.

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:

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.

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.

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.

/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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA... 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, GRANTEES, 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.

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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

posses: 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: LO-HGA10022262A AND LO-HGA10022262B.

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, GRANTEES, 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.

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.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 3, 2024, and entered in Case No. 2023CA000593CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and 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, 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 June 26, 2024, the following described property as

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.

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. 2022CA002309CAAXWS, 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"

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: lwwhite@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

SECOND 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 S. 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

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.: 2023CA003585CAAXWS 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

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.

SECOND 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 M CROSS A/K/A 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 M CROSS A/K/A 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

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

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

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.

lv18237_v12

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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 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

24-00941P

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, BENEFICIA-

RIES, DEVEISEES, SURVIVING

SPOUSE, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES

AND ALL OTHER PARTIES CLAIM-

ING 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 POSSES-

SION OF THE PROPERTY

Last Known Address

9345 ROOKERY ROAD

NEW PORT RICHEY, FL 34654

UNKNOWN TENANT #2 IN POSSES-

SION 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 THE SOUTHWEST 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

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2022CA001692CAAXWS
MIDFIRST BANK
Plaintiff, v.
DOUGLAS R. NIGHTINGALE;
MISTY R. NIGHTINGALE;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; MILL RUN
HOMEOWNERS ASSOCIATION
OF PASCO, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 03, 2024, and Order Rescheduling Foreclosure Sale entered on May 7, 2024 in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 39, BLOCK F, MILL RUN PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 125 THROUGH 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 4715 MEADOWSWEET CT, NEW PORT RICHEY, FL 34653-6316
at public sale, to the highest and best

bidder, for cash, online at www.pasco.realforeclose.com, on June 25, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 17th day of May, 2024.

eXL Legal, PLLC

Designated Email Address:

efiling@exlegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

1000008035

May 24, 31, 2024 24-00930P

SECOND INSERTION

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

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-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.

--- ESTATE ---

--- TAX DEEDS ---

SECOND 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

SECOND 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. McCullister
E-mail Addresses:
DavidMcCullister@hotmail.com
Florida Bar No. 724637
David R. McCullister, Attorney at Law
13742 17th St.
Dade City, Florida 33525
May 24, 31, 2024 24-00938P

SECOND 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@gulfoastlegalcenters.com
sjonas@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
May 24, 31, 2024 24-00936P

SECOND 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

SECOND 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
samantha@elderlawcenter.com
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
May 24, 31, 2024 24-00934P

SECOND 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

FOURTH 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

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

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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000239TDAXXX
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

FOURTH 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: Den

--- TAX DEEDS ---

FOURTH 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>

FOURTH 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>

FOURTH 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 #: 1900835 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>

FOURTH 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>

FOURTH 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>

FOURTH 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>

FOURTH 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 POB OR 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>

FOURTH 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>

FOURTH 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>

FOURTH 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>

FOURTH 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>

FOURTH 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@businessobserverfl.com

Business Observer

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2023XX000247TDAXXX</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>

FOURTH INSERTION
<p>Notice of Application for Tax Deed 2023XX000239TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That GREEN GULF GROUP CO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:</p> <p>Certificate #: 1906084 Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0060-09000-0260 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90 & 91 LOTS 26 27 & 28 BLOCK 90 OR 2026 PG 1297</p> <p>Name(s) in which assessed: RAY P & MARTHA I ECKSTROM TR RAY P ECKSTROM TTS MARTHA I ECKSTROM TTS RAY P ECKSTROM TRUSTEE MARTHA I ECKSTROM TRUSTEE 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>

FOURTH 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 S4DGW 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>

FOURTH 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 S16DG 40' 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>

FOURTH 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>