

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on June 26, 2024, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing.

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

Jillian Minichino
District Manager
June 14, 2024 24-01084P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Magnolia Island Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 202.314 acres, generally located entirely within unincorporated Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: July 8, 2024
TIME: 11:00 AM
PLACE: Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
June 14, 21, 2024 24-01088P

FIRST INSERTION

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Palmetto Ridge Community Development District ("District") will hold a public hearing on July 16, 2024 and at 9:00 a.m., and at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jillian Minichino
District Manager
June 14, 2024 24-01089P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 14th day of July, 2022, in the cause wherein Grand Oaks Master Association, was Plaintiff, and Circle Trustee Co Inc., was Defendant, being case number 2016CA 1672 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Circle Trustee Co Inc., in and to the following described property, to wit:

LOT 58, SABLE RIDGE, PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 147 AND 148, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 4146 TARKINGTON DRIVE, LAND O' LAKES, FL 34639

I shall offer this property for sale "AS IS" on July 17, 2024, 10:00 am, or as soon thereafter as possible, at the Sheriff's Office West Operations Center 7432 Little Road, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Sgt. John Dill
Sgt. John Dill Deputy Sheriff
June 14, 21, 28; July 5, 2024 24-01092P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Elite Insurance USA located at 3883 Night Star Trail in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2024.
ELITE FINANCIAL USA INC
Richard Atenza
June 14, 2024 24-01049P

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 STAND UP GUYS : Located at 5035 Mitzi Ln : Pasco County in the City of Holiday : Florida, 34690-444 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Holiday Florida, this June day of 10, 2024

FISHER JONATHAN
June 14, 2024 24-01086P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GARY EUGENE MORRISON and UNKNOWN PARTY IN POSSESSION will, on June 26, 2024, at 10:00 a.m., at 11310 U.S. Highway 19, Lot 203, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1972 LIBT MOBILE HOME, VIN: G5285, VIN: 0004970133 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
June 14, 21, 2024 24-01091P

FIRST INSERTION

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Del Webb Bexley Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 17, 2024
TIME: 1:00 P.M.
LOCATION: Del Webb Bexley Clubhouse
19265 Del Webb Boulevard
Land O' Lakes, Florida 34638

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed Annual O&M Assessment (including collection costs / early payment discounts). Rows include SF 40', SF 50', and SF 65'.

*includes collection costs and early payment discounts
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571 ("District Manager's Office"), during normal business hours, or by visiting the District's website at http://delwebbbexleydcd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jillian Minichino
District Manager



June 14, 21, 2024

24-01085P

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
Business Observer

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CF Creations, located at 19421 Monarch Wind Way, in the City of Lutz, County of Pasco, State of FL, 33558, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11 of June, 2024.

Cammie Ferreras
19421 Monarch Wind Way
Lutz, FL 33558
June 14, 2024 24-01087P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/05/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing vehicle identification numbers FL26100PHA103486A and FL26100PHA103486B and all personal items located inside the mobile home. Last Tenant: James Michael Chinn Jr. Sale to be held at: Shadow Wood Village, 14709 Shadowwood Boulevard, Hudson, Florida 34667 (727)-862-2434.
June 14, 21, 2024 24-01090P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000288TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1500838
Year of Issuance: 06/01/2016
Description of Property:
27-24-21-0460-02400-0040
BLK 24 SUMNR AD DB 10 P 197
S 6 FT OF LOT 1, LOTS 4, 5
Name(s) in which assessed:
EST OF JOHN FOY JONES
PER REP LEONA JONES
LEONA JONES
YOLANDA JONES JAMES
BOBBY E JONES
JEWELL SANDIFER
JEWELL JONES
FOY GLENN JONES
SANDRA F JONES
ELDRIDGE JONES
DONALD JONES
KENNETH D JONES
VICTOR K JONES
LOLITA JONES JORDAN
ROSEMARY KENNEDY
DEBORAH LOONEY
DEBORAH BROWN
CONTANCE WINFIELD
BRENDA WARE
VERONICA Y MEANS
VANESSA Y MEANS
CARLA A MEANS
LENETTA THOMAS
BILL HANNON
TRACEY HANNON
DERRICK HANNON
BRANDON HANNON

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 July 14, 2024 at 10:00 am.

May 31, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 14, 21, 28; July 5, 2024 24-01069P

--- TAX DEEDS ---

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000260TDAXXX</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: Certificate #: 1705671 Year of Issuance: 06/01/2018 Description of Property: 09-25-17-0020-00500-0050 MOON LAKE NO 2 MB 4 PG 74 LOTS 5 & 6 BLK 5 OR 3478 PG 1995 Name(s) in which assessed: CLARENCE SCHULTZ DONALD SCHULTZ 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01054P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000265TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902127 Year of Issuance: 06/01/2020 Description of Property: 14-26-21-029A-00000-0600 ADVERSE POSSESSION FILED: WINTERS SUB 4TH ADD B 10 P 119 LOT 60 RB 987 PG 1080 Name(s) in which assessed: MARGUERITE HOWARD FRED HOWARD 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01058P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000263TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ADVIXIO OPPORTUNITY FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1705629 Year of Issuance: 06/01/2018 Description of Property: 09-25-17-0010-00100-0710 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 71 & 72 BLOCK I OR 2083 PG 1833 Name(s) in which assessed: RICHARD B REECE ROSE REECE 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01056P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000259TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That RAJENDRA GUPTA/SHILA, 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 #: 1906365 Year of Issuance: 06/01/2020 Description of Property: 21-25-17-0130-22200-0730 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 73 & 74 BLOCK 222 OR 1993 PG 1770 & OR 1993 PG 1769 Name(s) in which assessed: LEDA HAMILTON ESTATE OF LEDA PURVIS LEDIA PURVIS DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01053P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000256TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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 #: 1600147 Year of Issuance: 06/01/2017 Description of Property: 25-26-15-0010-02900-0000 TAMPA TARPON SPRINGS LAND COMPANY PB 1 PGS 68 & 69 THAT PART OF TRACT 29 LYING NORTH OF LOTS 1551 THRU 1563 INCL ALOHA GARDENS UNIT TWELVE PB 17 PGS 81 THRU 83 INCL OR 210 PG 517 OR 313 PG 778 Name(s) in which assessed: B L MICKLER ESTATE OF B L MICKLER BART LELAND MICKLER BARTLEY L MICKLER 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01050P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000274TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That NOMONYX LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1500231 Year of Issuance: 06/01/2016 Description of Property: 24-23-21-0030-02100-0140 G O WEEMS & SEABOARD LAND COMPANY AKA MAP OF LACOCHEE PB 2 PG 14 LOTS 14,15,16,17, 18 & PART OF 19 BLOCK 21 ALL BEING DESC AS BEGIN AT SW COR SEC 24 TH EAST 35 FT TH NORTH PARALLEL TO WEST BDY 212.5 FT FOR POB TH NORTH 145 FT TO NW COR BLOCK 21 TH EAST 135 FT TH SOUTH 145 FT TO FENCE FORMING THE NORTH BDY OF CEMETERY TH WEST ALONG SAID BDY 135 FT TO POB OR 1899 PG 1646 OR 3978 PG 253 OR 4446 PG 831 Name(s) in which assessed: LUIS QUINTERO MARTHA QUINTERO 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01066P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000257TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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 #: 1910834 Year of Issuance: 06/01/2020 Description of Property: 18-26-16-0040-01200-0050 TAMPA-TARPON SPRINGS LAND CO PB 1 PG 68 PORTION OF TRACT 12 DESC AS COM AT SE COR OF NE1/4 OF TH N00DG 23' 26"E 27.30 FT TH N89DG 44' 45"W 15.05 FT TO POB TH CONT N89DG 44' 45"W ALG NLY R/W LN OF TROUBLE CREEK RD 30.00 FT TH N00DG 23' 26"E 47.70 FT TH S89DG 44' 45"E 29.00 FT TH N00DG 23' 26"E 147.80 FT TH S89DG 44' 45"E 1.00 FT TH S00DG 23' 26"W ALG WLY R/W LN OF MARY ANN DR 195.50 FT TO POB AKA SIGN PARCEL OR 668 PG 731 OR 687 PG 152 Name(s) in which assessed: BARNETT BANK OF PASCO COUNTY PEOPLE STATE BANK OF NEW PORT RICHEY 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01051P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000264TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1903603 Year of Issuance: 06/01/2020 Description of Property: 11-26-19-0010-00000-0860 ANGUS VALLEY UNIT 1 UNRECORDED PLAT LOT 86 DESC AS BEG AT THE NW COR OF SECTION 11 TH EAST (ASSUMED BERING) 4439.88 FT TH SOUTH 337.96 FT TH S87DEG 16' 36"E 13.80 FT TH SOUTH 369.01 FT FOR POB TH N89DEG44' 15"E 186.21 FT TH SOUTH 322.21 FT TH S00DEG 14'14"E 30.00 FT TH S89DEG 45'46"W 203.00 FT TH N00DEG 14'14"W 30.00 FT TH NORTH 322.12 FT TH N89DEG44' 15"E 16.79 FT TO POB RESERVING SOUTHERN 30.00 FT FOR ROADRIGHT-OF-WAY OR 9404 PG 3114 Name(s) in which assessed: SRINIVASULU KANDUKURU REGISTERED AGENT ARKA HOMES LLC 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01057P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000270TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1904633 Year of Issuance: 06/01/2020 Description of Property: 14-26-18-0000-01400-0031 COM AT SW COR OF NW1/4 OF SW1/4 OF SEC 14 TH N00DG 15' 17"W 207.90 FT ALG WEST LINE OF SAID NW1/4 OF SW1/4 FOR POB TH CONT N00DG 15' 17"W 207.90 FT TH S89DG 47' 59"E 894.05 FT TO WLY R/W MITCHELL RD TH S01DG 51' 47"W 208.00 FT ALG SAID WLY R/W TH N89DG 47' 59"W 886.37 FT TO POB & LESS POR DESC IN MB 4 PG 208 Name(s) in which assessed: SCUDERIA DEVELOPMENT LLC ARTURO UZDAVINIS REGISTERED AGENT FIORANO DEVELOPMENT INC DAVID P RANKIN REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01063P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000258TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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 #: 1912333 Year of Issuance: 06/01/2020 Description of Property: 36-26-15-0010-03600-0000 TAMPA-TARPON SPRINGS LAND COMPANY PB 1 PGS 68-70 THAT PART OF TRACTS 36, 41 & 44 LYING NORTH OF HOLIDAY LAKE ESTATES UNITS 1A, 3A, & 3 EXC PORTION DESC AS COM AT MOST SLY COR OF LOT 411 HOLIDAY LAKE ESTATES UNIT 1 FOR POB TH N26DEG46' 37"E 140.00 FT TH S89DEG43' 46"E 43.78 FT TH S00DEG16' 14"W 200.11 FT TH N62DEG02' 59"W 40 TH 130.07 FT ALG ARC OF CURVE TO LEFT RAD 430.00 FT CHD BRG N54DEG 33' 27"W 129.57 FT TO POB OR 7904 PG 263 Name(s) in which assessed: SAM BELSITO 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01052P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000267TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That LEIGHTON DOUGLAS, 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 #: 1506661 Year of Issuance: 06/01/2016 Description of Property: 22-25-17-0020-00000-4000 MOON LAKE ESTATES UNRECORDED PLAT TRACT 400 DESC AS COM INTERSECTION OF CENTER LINE OF EVERGREEN ST & NORTH R/W OF R/O VISTA AVE PER PB 6 PG 47 MOON LAKE EST. UNIT 14 REPLAT TH N89DEG14'25"W 200.00 FT FOR POB TH N89DEG14'25"W 200.00 FT TH NORTH 556.92 FT TH EAST 199.97 FT TH SOUTH 560.39 FT TO POB OR 7648 PG 1276 Name(s) in which assessed: JERRY FOWLER 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01060P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000272TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1907717 Year of Issuance: 06/01/2020 Description of Property: 01-25-16-0120-00000-7150 PARKWOOD ACRES UNIT FIVE UNREC PLAT TRACT 715 DESC AS COM AT NE COR OF SE1/4 OF SEC 1 TH N89DG 02' 55"W 1801.23 FT FOR POB TH CONT N89DG 02' 55"W 100.0 FT TH S01DG 05' 15"W 200.0 FT TH S89DG 02' 55"E 100.0 FT TH N01DG 05' 15"E 200.0 FT TO POB OR 4878 PG 1785 Name(s) in which assessed: KEVIN DARBY ALMA R CEDENO DARBY 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01065P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000287TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, 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 #: 1901894 Year of Issuance: 06/01/2020 Description of Property: 11-26-21-0010-06600-0050 CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 5 & 6 BLOCK 66 OR 9408 PG 2424 Name(s) in which assessed: MANUEL VASQUEZ MICHELLE N HOLLEY 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01068P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000275TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, 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 #: 1601141 Year of Issuance: 06/01/2017 Description of Property: 34-24-16-0060-00000-0490 FLORESTATE PARK UNIT #1 PB 7 PG 10 LOT 49 & WEST 1/2 LOT 50 OR 5297 PG 1337 Name(s) in which assessed: MICHAEL P DONNELLY 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01067P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000271TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1907967 Year of Issuance: 06/01/2020 Description of Property: 04-25-16-0100-00000-0170 LEISURE BEACH UNIT 6 PB 16 PG 50 LOT 17 OR 5070 PG 1155 Name(s) in which assessed: GEORGE LAWRENCE BRINKMAN DECEASED KATHERINE ANN BRINKMAN 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01064P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000269TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1908064 Year of Issuance: 06/01/2020 Description of Property: 10-25-16-0040-00000-0050 JOHNSON HEIGHTS UNIT 1 PB 8 PG 23 LOT 5 OR 9657 PG 2755(TS) Name(s) in which assessed: CHRISTOPHER L HANKINS 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01062P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000266TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1904061 Year of Issuance: 06/01/2020 Description of Property: 09-24-18-0030-00000-0120 HIGHLAND MEADOWS UNIT 2 PB 12 PGS 101-102 LOT 12 Name(s) in which assessed: LEE MICHIE 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01059P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000261TDAXXX</p> <p>NOTICE IS HEREBY GIVEN, That ADVIXIO OPPORTUNITY FUND I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805836 Year of Issuance: 06/01/2019 Description of Property: CONFIDENTIAL PER F.S. 119 Name(s) in which assessed: CONFIDENTIAL PER F.S. 119 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 July 18, 2024 at 10:00 am. May 31, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 14, 21, 28; July 5, 2024 24-01055P</p>

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000268TDAXXX
NOTICE IS HEREBY GIVEN,
That JOHN WATERS, 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 #: 1700880
Year of Issuance: 06/01/2018
Description of Property:
27-24-21-0460-01800-0080
W C SUMNERS ADDITION PB 10 PG 197 EAST 1/2 OF SE1/4 OF BLOCK 18 OR 5155 PG 1735
Name(s) in which assessed:
JAMES E BUTLER JR
SHIRLEY ANN BUTLER
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 July 18, 2024 at 10:00 am.
May 31, 2024
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denise Diaz
Deputy Clerk
June 14, 21, 28; July 5, 2024
24-01061P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000779
IN RE: ESTATE OF ROBERT MELVIN BARTLETT, Deceased.
The administration of the estate of Robert Melvin Bartlett, deceased, whose date of death was September 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Personal Representative:
Linda Susan Bartlett
20359 Sea Glass Circle
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
June 14, 21, 2024 24-01099P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000525CPAXWS
IN RE: ESTATE OF MARY ANN TONEY Deceased.
The administration of the estate of Mary Ann Toney, deceased, whose date of death was February 16, 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 33523-3805. 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 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 June 14, 2024.
Personal Representative:
Robert Toney
233 Blue Grass Avenue
Newport, Kentucky 41071
Attorney for Personal Representative:
/s/ Amanda O. Singleton
Amanda Singleton
Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8183
E-Mail: amanda@singletonlegal.com
June 14, 21, 2024 24-01048P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0424-WS
IN RE: ESTATE OF HILDEGARD WATZINGER Deceased.
The administration of the estate of HILDEGARD WATZINGER, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Personal Representative:
KARIN HELLMAN
a/k/a KARIN HELLMANNI
1718 Golfview Dr.
Tarpon Springs, Florida 34689
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
June 14, 21, 2024 24-01047P

FIRST INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF ROBERT GLENN PRATTEN
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that a Trust estate is being administered. ROBERT GLENN PRATTEN, a resident of Pasco County, Florida, who died on May 21, 2024, was the settlor of a Trust titled: ROBERT GLENN PRATTEN TRUST AGREEMENT Declaration of Trust U/T/D December 13, 2013. The name and address of the Trustee are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 14, 2023.
Trustee:
MICHAEL JOHN PRATTEN,
Trustee
4602 CR 673 BOX 16060
BUSHNELL FL 33513
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 0059179
4551 Mainlands Boulevard, W., Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
April 14, 21, 2023 23-01098P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-964
IN RE: ESTATE OF KATHERINE LYNN SANTINI, aka KATHERINE LYNN SANTINI Deceased.
The administration of the estate of KATHERINE LYNN SANTINI, also known as KATHERINE LYNN SANTINI, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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: June 14, 2024.
Signed on this 4th day of June 2024.
MARK RICHARD SANTINI
Personal Representative
1914 Sheridan Road
Buffalo Grove, IL 60089
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
June 14, 21, 2024 24-01100P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001892CPAXWS
Division J
IN RE: ESTATE OF JOSEPH R. CARDILLO Deceased.
The administration of the estate of Joseph R. Cardillo, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 105, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Personal Representative:
Loretta C. Marshall
45 Leith Ln.
Hilton, NY 14468
Attorney for Personal Representative:
Kelly M. Forst, Esq.
Attorney
Florida Bar Number: 1008235
FORST LAW FIRM, PLLC
800 Celebration Ave., Suite 225
Celebration, FL 34747
Telephone: (407) 566-9080
Fax: (800) 365-4815
E-Mail: kelly@kellyforstlaw.com
Secondary E-Mail:
kbarnes@kellyforstlaw.com
June 14, 21, 2024 24-01046P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000892CPAXES
IN RE: ESTATE OF ANITA KLAMO Deceased.
The administration of the estate of Anita Klamo, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste. 207, Dade City, FL 33523-3805. The name and address of the personal representative and the personal representative's attorney is set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate 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 June 14, 2024.
Tara Ann Spencer
Personal Representative
10115 Kingshyre Way
Tampa, FL 33647
Myrna Serrano Setty, Esq.
Attorney for Petitioner
Florida Bar No. 110636
P.O. Box 145, Lutz, FL 33548
Telephone: (813) 902-3189
Fax: (813) 501-1405
E-Mail Addresses:
mss@serranosetty.com
Alternate E-Mail:
info@serranosetty.com
June 14, 21, 2024 24-01082P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000892CPAXES
IN RE: ESTATE OF ANITA KLAMO Deceased.
The administration of the estate of Anita Klamo, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste. 207, Dade City, FL 33523-3805. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Tara Ann Spencer
Personal Representative
10115 Kingshyre Way
Tampa, FL 33647
Myrna Serrano Setty, Esq.
Attorney for Petitioner
Florida Bar No. 110636
P.O. Box 145, Lutz, FL 33548
Telephone: (813) 902-3189
Fax: (813) 501-1405
E-Mail Addresses:
mss@serranosetty.com
Alternate E-Mail:
info@serranosetty.com
June 14, 21, 2024 24-01082P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000805
IN RE: ESTATE OF Clayton Seltman Deceased.
The administration of the estate of Clayton Seltman, deceased, Case Number 24-CP-000805, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED 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 June 14, 2024.
Karen Marie Seltman
Personal Representative
Address: 5103 Tilson Drive,
New Port Richey, FL 34652
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
June 14, 21, 2024 24-01083P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000728CPAXES
IN RE: ESTATE OF JAMES CLIFTON TIGUE, AKA JAMES C. TIGUE, AKA JAMES TIGUE Deceased.
The administration of the estate of JAMES CLIFTON TIGUE, AKA JAMES C. TIGUE, AKA JAMES TIGUE, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Personal Representative:
Tamara L. Tighe
10166 Cross Timber Terrace
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
ROBERT V. POTTER
Florida Bar Number: 0363006
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd, Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: bobp@jppfirm.com
Secondary E-Mail:
ssigner@jppfirm.com
June 14, 21, 2024 24-01081P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000805
IN RE: ESTATE OF Clayton Seltman Deceased.
The administration of the estate of Clayton Seltman, deceased, Case Number 24-CP-000805, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED 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 June 14, 2024.
Karen Marie Seltman
Personal Representative
Address: 5103 Tilson Drive,
New Port Richey, FL 34652
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
June 14, 21, 2024 24-01083P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA
Case No. 2022-CA-2308
ALLSTATE SERVICING, INC., Plaintiff, vs. ERIS HARMONIA, LLC. Defendant.
NOTICE IS HEREBY GIVEN that, pursuant to the Order dated May 23, 2024, the Clerk will sell to the highest and best bidder for cash, in Pasco County, Florida, in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 11 :00 a.m. on July 10, 2024, at www.PASCO.realforeclose.com, the following described property:
Lot 32, GULF HARBORS SEA FOREST UNIT 2B according to the plat thereof, recorded in Plat Book 23, Page 47 of the Public Records of Pasco County, Florida.
Property Address: 6121 Bayside Drive, New Port Richey, FL 34652
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
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 June 12, 2024.
CHARLES RUSE, JR.
For The Court
By: /s/ Charles Ruse
CHARLES RUSE, JR.
Attorney for Plaintiff
500 N. E. 8th Avenue
Ocala, Florida 34470
June 14, 21, 2024 24-01102P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000956
IN RE: ESTATE OF MARCIA L. FOX 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 Marcia L. Fox, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 6, 2024; that the total value of the estate is \$6,082.07 and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
David A. Hook as successor trustee for the "Harry L. Fox and Marcia L. Fox Revocable Trust Agreement" dated October 1, 2014
4918 Floramar Terrace
New Port Richey, FL 34652
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 June 14, 2024.
Attorney/ Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
June 14, 21, 2024 24-01097P

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- SALES ---

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.: 2019CA001541CAAXES CITIMORTGAGE, INC., Plaintiff, vs. MARIA J.C. HOLT A/K/A MARIA J. HOLT; FLETCHER C. HOLT JR.; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK (USA), N.A.; 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 April 18, 2024 in Civil Case No. 2019CA001541CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and MARIA J.C. HOLT A/K/A MARIA J. HOLT; FLETCHER C. HOLT JR.; FORD MOTOR CREDIT COMPANY LLC A DELAWARE LIMITED LIABILITY COMPANY FKA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK (USA), N.A.; 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 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 July 17, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 9, BLOCK 4, MADILL SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH: THAT PORTION OF LOT 10, BLOCK 4, MADILL SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10 AS A POINT OF BEGINNING, RUN S 89°09'45"E, 90.00 FEET TO THE EAST LINE OF SAID LOT 10; THENCE RUN S 01°11'06"W

7.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 THENCE N 84°07'40"W, 90.29 FEET ALONG THE SOUTH LINE OF LOT 10 TO THE POINT OF BEGINNING. SAID PORTION FOUND IN QUIT CLAIM DEED RECORDED 06/28/1996 IN OFFICIAL RECORDS BOOK 3593, PAGE 1219.
 TOGETHER WITH: THAT PORTION OF LOT 11, BLOCK 4, MADILL SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, RUN S 01°11'06"W, 110.00 FEET ALONG THE WEST LINE THEREOF FOR A POINT OF BEGINNING THENCE RUN S 89°09'45"E, 5.62 FEET THENCE S 56°04'39" E, 14.51 FEET TO A

POINT ON THE SOUTH LINE OF SAID LOT 11 THENCE N 89°09'47" W, 17.82 FEET TO THE SOUTHWEST CORNER OF LOT 11 THENCE N 01°11'06" E, 7.92 FEET TO THE POINT OF BEGINNING. SAID PORTION FOUND IN QUIT CLAIM DEED RECORDED 06/27/1996 IN OFFICIAL RECORDS BOOK 3592, PAGE 877
 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 10 day of June, 2024.
 Zachary Ullman
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepette.com
 ALDRIDGE PITTE, LLP
 Attorney for Plaintiff
 5300 West Atlantic Avenue
 Suite 303
 Delray Beach, FL 33484
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 1468-1144B
 June 14, 21, 2024 24-01073P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.:
2023CA003875CAAXES
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4, Plaintiff, vs. DONNA JEAN WATSON AKA DONNA WATSON, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 6, 2024, and entered in Case No. 2023CA003875CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-4, is the Plaintiff and Christopher D. Watson, Donna Jean Watson aka Donna Watson, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 8, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
 TRACT 608 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH,

RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERN 25 FEET THEREOF FOR ROAD-WAY PURPOSES.
 A/K/A 18329 FERRERA AVENUE SPRING HILL FL 34610
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.
 Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
 The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 29 day of May, 2024.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Charline Calhoun
 Florida Bar #16141
 LR-23-002922
 June 14, 21, 2024 24-01070P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2023-CA-004252
ZUBAIDA ZAFRULLAH, as Trustee of the ZUBAIDA ZAFRULLAH REVOCABLE TRUST AGREEMENT dated December 13, 2013, Plaintiff, v. ABDEL MONEIM ABDEL MAGID, UNKNOWN SPOUSE OF ABDEL MONEIM ABDEL MAGID, UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION. Defendants.
 Notice is hereby given that pursuant to the final judgment of foreclosure entered on May 13, 2024, in Case number 2023-CA-004252 of the circuit court of the SIXTH JUDICIAL CIRCUIT for PASCO COUNTY, Florida, in which ZUBAIDA ZAFRULLAH, as Trustee of the ZUBAIDA ZAFRULLAH REVOCABLE TRUST AGREEMENT dated December 13, 2013 is plaintiff, and ABDEL MONEIM ABDEL MAGID, UNKNOWN SPOUSE OF ABDEL MONEIM ABDEL MAGID, UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION are defendants, I, Nikkia Alvarez-Sowles, Esq., as Clerk of the Circuit Court will sell at public sale to the highest and best bidder for cash at www.pasco.realforeclosure.com, at 11:00 AM, on July 8, 2024 the following-described real property as set forth in said final judgment:
 LOTS 5, 6 and 7, THE REPLAT

OF LOTS 10 through 16, BLOCK 1, D.H. CLARKS ADDITION OF PORT RICHEY, according to the map or plat thereof, as recorded in Plat Book 5, at Page 99, of the Public Records of Pasco County, Florida.
 Property Address: 7914 US Highway 19, Port Richey, Florida 34668.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.
 Respectfully submitted this 6th day of June 2024.
 /s/ Omar A. Erchid
 Omar A. Erchid, Esq.
 omar@erchidlaw.com
 Florida Bar No. 1010955
 June 14, 21, 2024 24-01075P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.:
2023CA004991CAAXES
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GRACE DUFFY AKA GRACE E. DUFFY AKA GRACE ELIZABETH DUFFY AKA GRACE STAPLES AKA GRACE E. STAPLES AKA GRACE ELIZABETH STAPLES, DECEASED, et al, Defendant(s).
 NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 23, 2024, and entered in Case No. 2023CA004991CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Grace Duffy aka Grace E. Duffy aka Grace Elizabeth Duffy aka Grace Staples aka Grace E. Staples aka Grace Elizabeth Staples, deceased, David Lloyd Staples, Kenneth David Culp, Joshua Culp, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 32, WESTWOOD VILLAGE, ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 53-54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A/K/A 5437 GENEVIEVE CIR ZEPHYRHILLS FL 33542
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.
 Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
 The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 29 day of May, 2024.
 ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService:
 servealaw@albertellilaw.com
 By: /s/ Justin Swosinski
 Florida Bar #96533
 Justin Swosinski, Esq.
 LR-23-009956
 June 14, 21, 2024 24-01071P

FIRST INSERTION

AMENDED NOTICE OF SALE (SCRIVENER'S ERROR) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CC000642
FLA POOLS, INC., a Florida corporation, Plaintiff, vs. THE ESTATE OF EDWARD RADEMAKER, and the UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, and all other who may claim an interest by, through, under or against Edward Rademaker, Deceased, or the Estate of Edward Rademaker, Deceased, LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, a Florida corporation, and RAHEEM RADEMAKER, an individual, Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 2023CC000642 on June 4, 2024, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, wherein FLA Pools, Inc., Plaintiff, and the Estate of Edward Rademaker, and the Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other who may claim an interest by, through, under or against Edward Rademaker, Deceased, or the Estate of Edward Rademaker, Deceased (collectively, the "Estate"), Lexington Oaks Of Pasco County Homeowners Association, a Florida corporation (the "HOA"), and Raheem Rademaker, an individual ("R. Rademaker"), collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Pasco County, Florida, described below to the highest bidder, for cash, www.pasco.realforeclose.com at 11:00 A.M. on the 3rd day of July 2024, the following described property as set forth in

said Final Judgment, to wit:
 Lot 68, Block 8, of LEXINGTON OAKS, PHASE 1, according to the Plat thereof, as recorded in Plat Book 36, Pages 57 through 75, 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 within 60 days after the sale.
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: June 6, 2024
 /s/ Catherine Paige Andringa
 TOWNSEND BELT, ESQUIRE
 Florida Bar Number: 66811
 tbelt@anthonyandpartners.com
 CATHERINE PAIGE ANDRINGA, ESQ.
 Florida Bar Number: 1028374
 cpaandringa@anthonyandpartners.com
 Anthony & Partners, LLC
 100 S. Ashley Drive, Suite 1600
 Tampa, Florida 33602
 Telephone: 813/273-5616
 Facsimile: 813/221-4113
 Attorneys for the FLA Pools
 June 14, 21, 2024 24-01043P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No.
2020CA002264CAAXWS
U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL3, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA002264CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL3 is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased; Ann Marie Goodwin; Jabob Richie; Jaqueline Marie Rose Richie a/k/a Jaqueline Marie Richie a/k/a Jacqueline Marie Richie; Jonathan Michael Richie a/k/a Jonathan Michael Richie are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.

realforeclose.com, beginning at 11:00 AM on the 8th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 18, TOWN AND COUNTRY VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 TAX ID: 08-26-16-0180-00000-0180
 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 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 6th day of June, 2024.
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 19-F02676
 June 14, 21, 2024 24-01044P

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No.
51-2022-CA-002253-ES
CROSSCOUNTRY MORTGAGE, LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; CAROLYN L. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED; BRIAN Z. BEADLES, AS KNOWN HEIR OF DAVID R. BEADLES A/K/A DAVID ROBERT BEADLES, DECEASED, LAKE DOROTHEA GROVE HOMEOWNERS ASSOCIATION, INC.; MV REALTY PBC, LLC; UNKNOWN SPOUSE OF CAROLYN L. BEADLES; UNKNOWN SPOUSE OF BRIAN Z. BEADLES, AND UNKNOWN TENANTS/OWNERS, Defendants.
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 11, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:
 LOT 40, LAKE DOROTHEA GROVE PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 8327 JACQUELINE CT, ZEPHYRHILLS, FL 33541; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 9, 2024 at 11:00 A.M..
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this June 5, 2024
 By: /s/ David R. Byars
 David R. Byars
 Attorney for Plaintiff
 David R. Byars
 (813) 229-0900 x
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 320250/2218145/CMF
 June 14, 21, 2024 24-01045P

FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2023CA005040CAAXWS
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF, vs.
GABRIELLE ALYSSAMILLER
AND STACEY JODAWN STOKES,
ET AL.,
DEFENDANTS.

TO: Stacey JoDawn Stokes
Last Known Address: 401 Rosery Rd
NE, Apt 111, Largo, FL 33770
Current Residence: UNKNOWN

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

LOT 1445, JASMINE LAKES UNIT 8-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before JULY 15TH, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public In-

formation Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this JUNE 11, 2024

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
June 14, 21, 2024 24-01095P

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-001101-CAAX-WS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
NEIL PRICE, et al.,
Defendants.

TO: MARCI PRICE
3221 ROXBURY DR,
HOLIDAY, FL 34691
UNKNOWN SPOUSE OF MARCI PRICE
3221 ROXBURY DR,
HOLIDAY, FL 34691

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

LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO

FIRST INSERTION

THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 11, PAGE 5, 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 7/15/24, 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 10 day of June, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By: Melanie Gray
As Deputy Clerk

24-01041
June 14, 21, 2024 24-01074P

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.: 2023CA003443
CITIGROUP MORTGAGE LOAN
TRUST INC. ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2007-AMC4, U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE,
Plaintiff, vs.

JOHN M. COWAN; BARBARA
J. COWAN; HOMEOWNERS
ASSOCIATION OF RIDGEWOOD
UNIT TWO, INC.; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 9, 2024 in Civil Case No. 2023CA003443, of the Circuit Court of the Judicial Circuit in and for Pasco County, Florida, wherein, CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff, and JOHN M. COWAN; BARBARA J. COWAN; HOMEOWNERS ASSOCIATION OF RIDGEWOOD UNIT TWO, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.realforeclose.com on August 7, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 51, RIDGEWOOD UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 136 & 137, 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 11 day of June 2024.
Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
1454-686B

June 14, 21, 2024 24-01101P

FIRST INSERTION

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

CIVIL DIVISION
Case No.
2024CA000372CAAXES

JIM GABLER and SHEILA
GABLER
Plaintiff, vs.
CHRISTIANE MELUCCI,
INDIVIDUALLY, CHRISTIANE
MELUCCI, AS TRUSTEE OF THE
CHRISTIANE MELUCCI
REVOCABLE TRUST
AGREEMENT, DA TED
NOVEMBER 11, 2019, UNKNOWN
BENEFICIARIES OF THE
CHRISTIANE MELUCCI
REVOCABLE TRUST
AGREEMENT, DA TED
NOVEMBER 11, 2019, et al.
Defendants.

TO: UNKNOWN BENEFICIARIES OF THE CHRISTIANE MELUCCI REVOCABLE TRUST AGREEMENT, DATED NOVEMBER 11, 2019
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
UNKNOWN

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

TRACT 2314, UNIT 10 OF THE HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 121-138, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 16321 FISCUS DRIVE, SPRING HILL, FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on William Noriega of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JULY 15, 2024, (or 30 days from the first date of publication,

whichever is later) 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.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: June 10, 2024
Clerk of the Court
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
(COURT SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

William Noriega
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
339296/2323507/wlp
June 14, 21, 2024 24-01079P

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-CC-820
THE ASSOCIATION OF
CEDARWOOD VILLAGE
CONDOMINIUM II, INC,
a Florida not-for-profit corporation,
Plaintiff, vs.

ESTATE OF SARAH V. BRANDT,
ANY AND ALL UNKNOWN HEIRS,
SECRETARY OF HOUSING AND
URBAN DEVELOPEMENT 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:

Unit 64, Phase III, CEDARWOOD VILLAGE CONDOMINIUM II, as per plat thereof, recorded in Condominium Plat Book 4, Pages 47-54, inclusive, together with an undivided percentage of interest or share in the common elements appurtenant thereto, in accordance with the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Records Book 1685, Pages 1084-1155, inclusive, of the Public Records of Pasco County, Florida; and all subsequent amendments thereto. With the following street address: 4707 Wallingford Court, New Port Richey, Florida, 34655.

at public sale, to the highest and best

bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 11, 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 7th day of June 2024.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER

s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
Aberdeen Homeowners
Association of Pasco, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 14, 21, 2024 24-01077P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA004235CAAXES
MIDFIRST BANK
Plaintiff, v.

JASON E SHIPLEY; UNKNOWN
SPOUSE OF JASON E. SHIPLEY;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; LAKE
BERNADETTE COMMUNITY
ASSOCIATION, INC.; LAKE
BERNADETTE PROPERTY
OWNERS ASSOCIATION, INC.;
UNITED STATES OF AMERICA,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPEMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 06, 2024 and Order Rescheduling Foreclosure Sale entered on June 5, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 645, LAKE BERNADETTE GARDENS, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE(S) 113 THROUGH 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 35035 DOLPHIN LAKE DR, ZEPHYRHILLS, FL 33541-1978

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 08, 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 6th day of June, 2024.
Isabel López Rivera
FL Bar: 1015906
eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
1000009332
June 14, 21, 2024 24-01076P

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
ASE NO.: 2018CA000597
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF EFP
CAPITAL TRUST, SERIES 2022-2,
Plaintiff, v.
CHRISTOPHER J CHESNEY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2024, issued in and for Pasco County, Florida, in Case No. 2018CA000597, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2 is the Plaintiff, and CHRISTOPHER J CHESNEY, UNKNOWN SPOUSE OF CHRISTOPHER J. CHESNEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A CLAIRE VEGA are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 10, 2024, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 756, ALOHA GARDENS, UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

10, PAGES 132, 133 AND 134, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address:
3303 Eisenhower Drive, Holiday, FL 34691

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 10th day of June, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
June 14, 21, 2024 24-01078P

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.

51-2022-CA-001025ES
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.
NORTH STATE BANK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2023, and entered in 51-2022-CA-001025ES 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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and ERIC RODRIGUEZ A/K/A ERIC A RODRIGUEZ; MAPLE GLEN HOMEOWNERS ASSOCIATION, INC ; NORTH STATE BANK ; CALVARY SPV I LLC; JP MORGAN CHASE BANK, N.A. ; BANK OF AMERICA N.A. 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 July 08, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, OF MAPLE GLEN AT SEVEN OAKS. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 13, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 4681 WAN-
DERING WAY, WESLEY CHA-
PEL, FL 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 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 7 day of June, 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
22-005917 - NaC
June 14, 21, 2024 24-01080P



KEEP PUBLIC NOTICES IN PUBLIC.

The informed find public notices in newspapers. Don't place them inside government-run websites where they can be hidden and manipulated. Keep public notices front and center, in print, where they can be accessed and referenced.

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--- ACTIONS ---

FIRST INSERTION

IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA.

CASE NO.: 24-CA-000010-0 #39 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BEAUVAIS ET.AL., Defendant(s).

NOTICE OF ACTION Count VI
To: VICENTE CARLOS LOMBARDO and ALICIA NOEMI ROMEO

And all parties claiming interest by, through, under or against Defendant(s) VICENTE CARLOS LOMBARDO and ALICIA NOEMI ROMEO and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Orange County, Florida:

WEEK/UNIT:
41 ODD/087632
of Orange Lake Country Club Villas III, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 5914, Page 1965, in the Public Records of Orange County, Florida, and all amendments thereto; the plat of which is recorded in Condominium Book 28, page 84-92 until 12:00 noon on the first Saturday 2071, at which date said estate shall terminate; TOGETHER with a remainder over in fee simple absolute as tenant in common with the other owners of all the unit

weeks in the above described Condominium in the percentage interest established in the Declaration of Condominium.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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 Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: in Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
ORANGE COUNTY, FLORIDA
MARCH 20, 2024
/S/ Rosa Aviles
Deputy Clerk
Civil Division
425 N. Orange Avenue
Room 350
Orlando, Florida 32801
April 4, 11, 2024 24-01093W

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case #:
2024CA000980CAAXWS DIVISION: J3

Truist Bank Plaintiff, -vs.- Samantha Jo Reszler a/k/a Samantha Reszler; William McQuilkin, Jr.; Truist Bank, successor by merger to SunTrust Bank d/b/a Lightstream; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the

above named Defendant(s) Defendant(s).
TO: Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler: LAST KNOWN ADDRESS: 9005 Lido Lane, Port Richey, FL 34668 and William McQuilkin, Jr.: LAST KNOWN ADDRESS: 9005 Lido Lane, Port Richey, FL 34668

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-

FIRST INSERTION

close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 844, EMBASSY HILLS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 34 THROUGH 36, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 9005 Lido Lane, Port Richey, FL 34668. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before July 15th, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

WITNESS my hand and the seal of this Court on the June 11, 2024.
Nikki Alvarez-Sowles
Circuit and County Courts
By: Haley Joyner
Deputy Clerk
24-330934 FCO1 SUT
June 14, 21, 2024 24-01094P

FIRST INSERTION

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

CASE NO.: 2024 CA 001278 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF EVELYN JOSEPH,

DECEASED; et al., Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Evelyn Joseph, Deceased Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 1434, REGENCY PARK UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 15th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274,

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before July 15th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274,

ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated on June 10th, 2024.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk
1395-11788
Ref# 8160
June 14, 21, 2024 24-01072P

FIRST INSERTION

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

2024CA001076CAAXWS AMERISAVE MORTGAGE CORPORATION Plaintiff(s), vs. TRAVIS DIETRICH; THE UNKNOWN SPOUSE OF TRAVIS DIETRICH; LOANPAL, LLC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: TRAVIS DIETRICH
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
TO: THE UNKNOWN SPOUSE OF TRAVIS DIETRICH
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
TO: THE UNKNOWN TENANT IN POSSESSION
LAST KNOWN ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
CURRENT ADDRESS: 11205 WHITE OAK LANE, PORT RICHEY, FL 34668
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT RICHEY, COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT 669, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, AS DESCRIBED IN O.R. BOOK 727, PAGE 275; AMENDED IN O.R. BOOK 739, PAGE 153, PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA ..
Property address: 11205 White Oak Lane, Port Richey, FL 34668

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JULY 15TH, 2024

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

DATED this the June 11, 2024.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
Nichole Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) BY: /s/ Haley Joyner
Deputy Clerk
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-001938-1
June 14, 21, 2024 24-01096P

SECOND INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on June 26th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM
B302 Evelyn Santiago
Immediately Following at U-Stor Ridge Rd.
7215 Ridge Rd. Port Richey, FL 34668
E15 Margaret Cada
C18 Zorana Elder
E96 Shawn McGibbon
F271 Lloyd Middleton
F18 John Philip Wysocki
Immediately Following at U-Stor Zephyrhills
36654 SR 54 Zephyrhills, FL 33541
G7 Kenneth Cain
D1 April Harrington
C100 Jeff Sheldon
D24AC Edna Smith
E15 Mikel Workman
June 7, 14, 2024 24-01014P

SECOND INSERTION

NOTICE TO CREDITORS RE: ANGELINE BUCK, Deceased

Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled FRED & ANGELINE BUCK LIVING TRUST, dated June 26, 2001.
The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is June 7, 2024.
FRED J. BUCK III, Trustee
4915 Gordon Street
Zephyrhills, FL 33542
352-206-1175
June 7, 14, 2024 24-01005P

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 25, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line June 14, 2024, at 6:00am and ending June 25, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Unit (s) contain general household goods.
Name Unit
Kim Dye E016
Gene D. Frink C094
Christopher M. Garcia II I008
Tatia James D018
Lacie A. Snyder I402
June 7, 14, 2024 24-01042P

SECOND INSERTION

Notice of Public Sale PURSUANT TO THE FLORIDA SELF-SERVICE STORAGE FACILITY ACT, NOTICE IS HEREBY GIVEN THAT THE FACILITIES LISTED BELOW D/B/A VALUE STORE IT SELF STORAGE WILL SELL AT PUBLIC AUCTION (TO SATISFY A LIEN PLACED ON THE CONTENTS PURSUANT TO CHAPTER 83 OF THE FLORIDA STATUTES). THE PERSONAL PROPERTY IN THE BELOW-LISTED OCCUPANTS' LEASED SPACES TO SATISFY THE OWNER'S LIEN. THE PERSONAL PROPERTY STORED THEREIN BY THE FOLLOWING OCCUPANTS MAY INCLUDE BUT IS NOT LIMITED TO GENERAL HOUSEHOLD, OFFICE AND PERSONAL ITEMS, FURNITURE, BOXES, CLOTHES, AND APPLIANCES. THE UNIT(S) WILL BE SOLD AT PUBLIC AUCTION THROUGH ONLINE AUCTION SERVICES OF WWW.STORAGETREASURES.COM. THE SALE TIME AND DATE IS AT 11AM ON JUNE 27, 2024.
VALUE STORE IT WESLEY CHAPEL, LLC - 33624 SR 54 WESLEY CHAPEL, FL 33543: 1115-TIARA IRVING, 1207-SAPHENYA TAKANYA GREEN, 2122-AJA L WILSON, 2205-RAYAH S REITNAUER, 3004-DASHA GIBSON, 3073-THOMAS MATTHEW FINLEY
VALUE STORE IT COUNTRYSIDE, LLC - 26489 US HWY 19 CLEARWATER FL 33761: 1009 - ALEXIS MARIE RAMBO, 4139 - WILLIAM PETER JR ACHNITZ
VALUE STORE IT SEVILLE LLC - 2611 SEVILLE BLVD CLEARWATER FL 33764: 2055-WYATT JASON VLLIEK, 2063- KAYLA STEVONNE SKYLLAS.
June 7, 14, 2024 24-01012P

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 25, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line June 14, 2024, at 6:00am and ending June 25, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit
Jayme L. Wells 21
June 7, 14, 2024 24-01039P

SECOND INSERTION

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 21234, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 01018 - Wilt, Jill; 01024 - Thompson, Kathryn; 01088 - Guerricaechebarria, Nerea; 01116 - Rhodes, Raby; 03060 - Rush, LaShawn; 03071 - Bernard, Brandon; 03166 - Ramos, Sara I; 04052 - Horstmann, Doris; 04139 - Williams, Olivia; 04161 - Mitchell, Derriante Q PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storagetreasures.com. 093 - SAEZ, MELINDA; 144 - Mayberry, Kirk; 282 - Fabrizio, Michael; 294 - Arbelo, Jaymes PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 11059 - Andrews, Julie; 11291 - Faulkner, Christina; 12030 - patterson, heather; 12167 - Humbertson, James; 12205 - Baccile, Twila; 12216 - smith, John; 12249 - Rivera, Daniel; 12250 - Despenza, Cheryl; 12298 - Hills, James; 13034 - MEIER, STEPHANIE; 13160 - Naples, Dawn; 13184 - Tate, Daniel; 13193 - Bushard, Sarah; B107 - Schram, Chelsie; B138 - seed, Frederick; B153 - Mahone, Matthew; B235 - martin, shirley; C101 - Meeks, Quimisha; C111 - schaeffer, kenneth; C148 - Braithwaite, Eric; C376 - Austin, Madison; C417 - Bailey, Tayla; D163 - Levzow, Amber; D254 - Kelley, Kyle; D259 - faulkner, christina; D280 - Grafton, William PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1004 - Alvarado, Inez; 1380 - Florida Wellness Medical group Unger, Stephen; 2022 - Ziegler, Shelley; 2030 - Auberan, Brooklyn; 2207 - Devoted Lawn Services, LLC Grooms, Mike PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storagetreasures.com. B0007 - RUPP, MICHAEL C; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1119 - Howe, David; E1232 - osorno, Jonathan; E2236 - Jackson, Darlene PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0A181 - Barnett, Roger; 0A187 - Miller, Travisha; 0A196 - Laskowski, Gary; 0B129 - Espinal, Rodi; 0C011 - Tucker, Lynn; 0C132 - Scheels, Raymond; 0E051 - gulino, James PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 044 - Lewis, Nathan; 078 - Galarza, Zachary; 097 - Johnson, Shantel; 181 - Baker, Michelle; 217 - huyhn, Vinh; 222 - Gheorghie, Robert; 324 - Bomia, Valentina; 339 - Harris, Andre; 428 - Peterson, Sophia; 452 - Moorehead, Susan; 571 - CASTEEL, ANDREW PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 1001 - Kanter, Katherine; 1118 - McDougal, Mackenzie; 1143 - doerge, Brian; 1214 - Russella, James; 2026 - Ballard, Porsha; 2046 - Fuller, Kirsten; 2068 - Keammerer, Joseph; 2207 - CANNON, ERICA M; 2208 - Bartolomeo, Yvonne; 2284 - Roussos, Mike; 3065 - Lowe, Eric; 3078 - Jones, Shavante; 3112 - Lyle, Samantha; 3115 - Nelson, Melanie; 3234 - doerge, Brian; 3255 - Rivera, Jorge; 3263 - Ferry, Mike; 3312 - Ortiz, Enrique; 3333 - Terry, Casey Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 7, 14, 2024 24-01013P

PUBLISH YOUR LEGAL NOTICE

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

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

Business Observer

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

Business Observer

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDACASE NO.
2023CA002995CAAXWS**AMERIHOM MORTGAGE
COMPANY, LLC;****Plaintiff, vs.****ZORAIDA ALLENDE OCASIO,****ET.AL;****Defendants**

NOTICE IS GIVEN that, in accordance with the Amended Order Granting Plaintiff's Motion to Cancel and Rescheduled Foreclosure Sale dated May 16, 2024 in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realfore-

close.com, on July 01, 2024, the following described property:

Lot 2893, BEACON SQUARE UNIT 22, according to the Plat thereof, as recorded in Plat Book 11, Page 139-140, of the Public Records of Pasco County, Florida.

Property Address: 3501 NOR-

LAND CT, HOLIDAY, FL 34691

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS

AS UNCLAIMED. THE COURT, IN

ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and

cannot accommodate for this service.

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

Andrew Arias

FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (954) 772-9601

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 22-05131

June 7, 14, 2024 24-01033P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDACASE NO.
2022CA000654CAAXWS**WELLS FARGO BANK, N.A.****Plaintiff, v.****THE UNKNOWN HEIRS,****GRANTEES, DEVISEES, LIENORS,****TRUSTEES, AND CREDITORS OF****JOHN R. MIHALIC A/K/A JOHN****ROBERT MIHALIC, DECEASED;****UNKNOWN SPOUSE OF JOHN R.****MIHALIC; UNKNOWN TENANT****2; MISTIE FELICI FITZGERALD;****BARBARA ANN RICHARDS;****KARI ANN WENSYEL; DAVID****MICHAEL REPAN; DUSTIN A.****REPAN; UNKNOWN TENANT 1;****ACCU FUNDING CORPORATION;****TRANSLAND FINANCIAL****SERVICES, INC.****Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 21, 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 779 OF THE UNRECORDED PLAT OF PARKWOOD ACRES, UNIT FIVE, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE

NORTHEAST CORNER OF

THE SOUTHEAST 1/4 OF

SECTION 1, TOWNSHIP 25

SOUTH, RANGE 16 EAST, PAS-

CO COUNTY, FLORIDA; GO

THENCE NORTH 89°02'55"

WEST, ALONG THE NORTH

LINE OF SAID SOUTHEAST

1/4, A DISTANCE OF 2601.23

FEET; THENCE SOUTH

01°05'15" WEST, A DISTANCE

OF 900.00 FEET; THENCE

SOUTH 89°02'55" EAST, A

DISTANCE OF 100.00 FEET;

THENCE SOUTH 01°05'15"

WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°02'55" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°05'15" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT

CERTAIN 2005, MERIT

MANUFACTURED HOME,

MODEL #A1615-5 WITH A SERIAL NUMBER OF #FLHM-

BA165151213AB

a/k/a 9709 CHRIS ST, HUD-

SON, FL 34669-3768

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 01, 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 proceed-

ing, 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 31st day of May, 2024.

Isabel López Rivera

FL Bar: 1015906

eXL Legal, PLLC

Designated Email Address:

efiling@exlegal.com

12425 28th Street North, Suite 200

St. Petersburg, FL 33716

Telephone No. (727) 536-4911

Attorney for the Plaintiff

888090395

June 7, 14, 2024 24-01031P

SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

2023CA000684CAAXWS**NATIONSTAR MORTGAGE LLC,****Plaintiff, vs.****THE UNKNOWN HEIRS,****BENEFICIARIES, DEVISEES,****GRANTEES, ASSIGNEES,****LIENORS, CREDITORS,****TRUSTEES AND ALL OTHER****WHO MAY CLAIM AN INTEREST****IN THE ESTATE OF BARBARA J.****BORRESEN, DECEASED,****et al.****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA000684CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA J. BORRESEN, DECEASED; RONALD L. BORRESEN, JR; DONNA BORRESEN 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 July 02, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1304 OF SEVEN SPRINGS HOMES UNIT FIVE - A, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE(S) 73-75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3634 MUR-

ROW ST, 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 3 day of June, 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

22-069298 - RaO

June 7, 14, 2024 24-01035P

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

GENERAL JURISDICTION

DIVISION

CASE NO.

2020CA000844CAAXWS**NATIONSTAR MORTGAGE LLC****D/B/A CHAMPION MORTGAGE****COMPANY,****Plaintiff, vs.****REGINA KIMMEL, et al.****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 30, 2024, and entered in 2020CA000844CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REGINA KIMMEL, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MILLPOND ESTATES SECTION TWO HOMEOWNERS ASSOCIATION, INC.; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; MEREDITH TAYLOR; STACEY CUSIMANO 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 July 01, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 657-A, MILLPOND ESTATES SECTION TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 12 THRU 16 OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA.

Property Address: 7728 BALHAR-

BOUR DR, NEW PORT RICHEY,

FL 34653

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 3 day of June, 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

19-409203 - NaC

June 7, 14, 2024 24-01036P

SECOND INSERTION

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

PROBATE DIVISION

File No.

51-2024-CP000745-WPAXWS

Division Probate

IN RE: ESTATE OF

JOHN M. ROOS**Deceased.**

The administration of the estate of John M. Roos, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is 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.

The date of first publication of this notice is June 7, 2024.

Personal Representative:**Eugene Beil**

12300 US Hwy

Hudson, Florida 34667

Attorney for Personal Representative

Cedric P. Hay, Esq.,

Attorney Florida

Bar Number: 722510

BEIL & HAY PA

12300 US Hwy 19

Hudson, FL 34667

Telephone: (727) 868-2306

Fax: (727) 863-1287

E-Mail: elbeil@beilandhay.com

SecondE-Mail:

webmaster@beilandhay.com

June 7, 14, 2024 24-00992P

SECOND INSERTION

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

PROBATE DIVISION

File No.

51-2024-CP000887CPAXWS

Division Probate

IN RE: ESTATE OF

RONALD DAVID LEWANDOSKI**Deceased.**

The administration of the estate of RONALD DAVID LEWANDOSKI, deceased, whose date of death was November 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative:**TODD LEWANDOSKI**

25412 Bruford Blvd.

Land-o-Lakes, FL 34639

Attorney for Estate:

PAUL KNUDSEN, ESQUIRE

Paul Knudsen, P.A.

10863 Park Boulevard, Suite 5

Seminole, FL 33772

Telephone: (727) 398-3600

June 7, 14, 2024 24-01022P

SECOND INSERTION

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

PROBATE DIVISION

File No.

51-2024-CP000820-CPAXWS

Division Probate

IN RE: ESTATE OF

WILLIAM ALLAN FARRA**Deceased.**

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP000585-CPAXWS
IN RE: ESTATE OF
PETER W. ZAREMBA
Deceased.

The administration of the estate of Peter W. Zaremba, deceased, whose date of death was May 6, 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 June 7, 2024.

Personal Representative:
Peter M. Zaremba

704 Humboldt St.
Brooklyn, New York 11222
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
Second E-Mail:
webmaster@beilandhay.com
June 7, 14, 2024 24-01026P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-747
IN RE: ESTATE OF
JOAN D. MAYFIELD-VOIGT,
aka JOAN DOROTHYEA
MAYFIELD-VOIGT,
Deceased.

The administration of the estate of JOAN D. MAYFIELD-VOIGT, also known as JOAN DOROTHYEA MAYFIELD-VOIGT, deceased, whose date of death was March 18, 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: June 7, 2024.

Personal Representative:
Peter M. Zaremba

704 Humboldt St.
Brooklyn, New York 11222
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
Second E-Mail:
webmaster@beilandhay.com
June 7, 14, 2024 24-01026P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-595
IN RE: ESTATE OF
MARY CAROLINE MANCINI
A/K/A MARY C. MANCINI
Deceased.

The administration of the estate of Mary Caroline Mancini a/k/a Mary C. Mancini deceased, whose date of death was January 6, 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 June 7, 2024.

Personal Representatives:
C. Richard Mancini

1031 17th Street SW
Naples, Florida 34117
Toni Marie Roberts
31833 Grand Reserve Place
Wesley Chapel, Florida 33545
Attorney for Personal Representatives:
Amanda M. Dorio
Attorney
Florida Bar Number: 77411
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Boulevard, Suite 206
Bonita Springs, Florida 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: amanda.dorio@henlaw.com
Secondary E-Mail:
barbra.asselta@henlaw.com
June 7, 14, 2024 24-01021P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000688
Division Probate
IN RE: ESTATE OF
GUDRUN MARIE HAENELT
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 Gudrun Marie Haenelt, deceased, File Number 24-CP-000688, 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 October 22, 2023; that the total value of the estate is \$52,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Asset, Share or Amount

Revocable Trust Agreement of Gudrun M. Haenelt dated April 12, 2011
53 Glazer Drive
Bloomington, NY 12721
100% of Edward Jones Account #345-13751
a/k/a Lincoln Annuity #922085582

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 June 7, 2024.

Person Giving Notice:
Linda Pietrzak

Attorney for Personal Representative:
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail:
probate@thefaulknerfirm.com
June 7, 14, 2024 24-01027P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR PASCO COUNTY
PROBATE AND MENTAL
HEALTH DIVISION
CASE NO.: 2024-CP-000042
PROBATE DIVISION
LARRY JOHN PRIDGEON,
Deceased.

The administration of the estate of Larry John Pridgeon-, deceased, File Number 24-CP-000042, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The estate is intestate.

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

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE (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 June 7, 2024.

Personal Representative:
Jeanette Zammetti Pridgeon

7813 Waterford Street
New Port Richey, FL 34653
Attorney for Personal Representative
Maria D. Boudreaux, Esq.,
FBN 1008371
The Boudreaux Law Firm PLLC
P.O. Box 332782
Murfreesboro, TN 37133
Phone: 813-252-2448
Fax: 813-200-8775
mariaboudreaux@outlook.com
June 7, 14, 2024 24-01019P

SECOND INSERTION

NOTICE TO HEIRS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2024CP000922CPAXWS
IN RE: ESTATE OF
OSCAR MANUEL SYLVIA, SR.,
Deceased.

The administration of the Estate of OSCAR MANUEL SYLVIA, SR., deceased, who died on December 15, 1996, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

There is an action pending in the Circuit Court for Pasco County, Florida, Probate Division for summary administration, to determine the homestead status of the decedent's real property and to sell the real property once it is determined to be the homestead of the decedent. The property is located at 1731 DOUBLOON DRIVE, HOLIDAY, FLORIDA, 34690, with a legal description of LOT 256, FOREST HILLS-UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, together with improvements thereon with the county Tax Identification number: 32-26-16-0060-00000-2560.

The decedent was married and survived by a lineal descendant, Oscar Sylvia Jr., described in Florida Statutes § 732.103, who died after Oscar Manuel Sylvia, Sr. It is known that the spouse and lineal descendant of the decedent are deceased. It is not believed that Oscar Sylvia Jr. had any lineal descendants, and his current heirs under Florida law are unknown. As a result of the foregoing, a ¼ (one-quarter) interest in the decedent's homestead property vested, based on the intestacy laws of the State of Florida, in the Estate of Oscar Sylvia, Jr.

Pursuant to Florida Statutes § 49.011, any beneficiary who has not joined the Petition for Summary Administration and the Petition to Determine Homestead Status of Real Property shall have 28 days from the date of the first publication of this notice to contact either the court or the petitioner's attorney and join the petition(s) or file an objection. If the beneficiary fails to do either, an Order of Summary Administration and an Order Determining Homestead Status of Real Property will be entered by the Court.

The Orders will authorize the proceeds from the sale of the property described above owed to any beneficiary who fails to contact either the court or the petitioner's attorney to be deposited into the court registry. Further, the Orders will authorize the appointment of a special magistrate, Dennis A. Creed, III (Creed Law Group), to sign any closing paperwork on behalf of any beneficiary who fails to contact either the court or the petitioner's attorney. The special magistrate shall be compensated at a rate of \$350 per hour, which will be deducted from the proceeds of the sale prior to disbursement of any funds to the beneficiaries.

The date of first publication of this notice is June 7, 2024.

Richard DeStefano
Petitioner & Beneficiary

9716 Glen Moor Lane
Port Richey, Florida, 34668
Aaron J. Bedy
Attorney for the Petitioner
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
June 7, 14, 21, 28, 2024 24-01025P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000936CPAXWS
IN RE: ESTATE OF
CYNTHIA M. TABARES
Deceased.

The administration of the estate of CYNTHIA M. TABARES, deceased, whose date of death was August 22, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, 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 June 7, 2024.

Personal Representative:
ROLANDO E. TABARES

3201 SW 128th Ave
Miami, Florida 33175
Attorney for Personal Representative:
JACQUELINE R. BOWDEN GOLD
Attorney
Florida Bar Number: 109399
RARICK & BOWDEN GOLD, PA
6500 Cow Pen Road
Suite 204
Miami Lakes, FL 33014
Telephone: (305) 556-5209
Fax: (305) 362-9525
E-Mail: jbowden@raricklaw.com
Secondary E-Mail:
service@raricklaw.com
June 7, 14, 2024 24-01024P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0834-WS
IN RE: ESTATE OF
CHERYL SICKORA
Deceased.

The administration of the estate of CHERYL SICKORA, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 June 7, 2024.

Personal Representative:
RICHARD T. SICKORA

9715 Typhoon Place
Land O'Lakes, Florida 34639
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
June 7, 14, 2024 24-01029P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-0386-WS
IN RE: ESTATE OF
RICHARD WARREN FAY
Deceased.

The administration of the estate of RICHARD WARREN FAY, deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative:
LISAGAIL O'LEARY

15919 Stable Run Dr.
Spring Hill, FL 34610
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
June 7, 14, 2024 24-01030P

SECOND INSERTION

NOTICE OF ADMINISTRATION
(InTestate)

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR PASCO COUNTY
PROBATE AND MENTAL
HEALTH DIVISION
CASE NO.: 2024-CP-000042
PROBATE DIVISION
LARRY JOHN PRIDGEON,
Deceased.

The administration of the estate of Larry John Pridgeon-, deceased, File Number 24-CP-000042, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The estate is intestate.

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

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, jurisdiction of this Court are required to file their objections with this Court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The three (3) month time period may only be extended for estoppel based upon the misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representative, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will, venue or jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative, or 1 year after service of the notice of administration.

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 forty (40) days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Section 732.201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is 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 any attorney in fact or a guardian of the property of the surviving spouse, or the date that is two (2) years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative:
Jeanette Zammetti Pridgeon

7813 Waterford Street
New Port Richey, FL 34653
Attorney for Personal Representative
Maria D. Boudreaux, Esq.,
FBN 1008371
The Boudreaux Law Firm PLLC
P.O. Box 332782
Murfreesboro, TN 37133
Phone: 813-252-2448
Fax: 813-200-8775
mariaboudreaux@outlook.com
June 7, 14, 2024 24-01018P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-000736
Division: Probate
IN RE: ESTATE OF
**THOMAS CRAFT FIKSDAL (A/K/A
THOMAS C. FIKSDAL A/K/A
THOMAS FIKSDAL)**
Deceased.

The administration of the estate of Thomas Craft Fiksdal (a/k/a Thomas C. Fiksdal a/k/a Thomas Fiksdal), deceased, whose date of death was February 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 June 7, 2024.

Personal Representative:
/s/ Tanya Bell
Tanya Bell, Esq.

2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
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
June 7, 14, 2024 24-00995P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024CP000245CPAXES
IN RE: ESTATE OF
FULTON EUGENE STRICKLAND,
Deceased.

The administration of the Estate of Fulton Eugene Strickland, deceased, whose date of death was 10/22/2023, Case Number 2024CP000245CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 7 day of June, 2024.

Personal Representative:
Robert Michael Strickland,

623 S. Riverhills Dr.
Temple Terrace, FL 33617
Attorney for Personal Representative
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
June 7, 14, 2024 24-01000P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
512024CP000626CPAXES
IN RE: ESTATE OF
CHRISTOPHER G. McRAE,
Deceased.

The administration of the Estate of CHRISTOPHER G. McRAE, Deceased, whose date of death was March 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is: 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 June 7, 2024.

Personal Representative:
PATRICIA J. SCOTT

732 Nicklaus Drive
Melbourne, FL 32940
Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN# 92365
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
jeisel@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
June 7, 14, 2024 24-00997P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024-CP-0575
IN RE: ESTATE OF
DEBORAH LYNN LICAVOLI,
Deceased.

The administration of the Estate of Deborah Lynn Licavoli, deceased, whose date of death was 12/26/2023, Case Number 2024-CP-0575, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 7 day of June, 2024.

Personal Representative:
Daniel E. Brockett,

21 Fascination Ln.
Linn Valley, FL 36040
Attorney for Personal Representative
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
June 7, 14, 2024 24-01001P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000697
Division Probate
IN RE: ESTATE OF
DOUGLAS A. DEMATTEO
(A/K/A D A DEMATTEO)
Deceased.

The administration of the estate of Douglas A. DeMatteo (a/k/a D A DeMatteo), deceased, whose date of death was March 11, 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 June 7, 2024.

Personal Representative:
Linda DeMatteo

4450 Fort Shaw Drive
New Port Richey, Florida 34655
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
June 7, 14, 2024 24-00994P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-879
IN RE: ESTATE OF
BARBARA WRIGHT,
aka **BARBARA ANN WRIGHT**
Deceased.

The administration of the estate of BARBARA WRIGHT, also known as BARBARA ANN WRIGHT, deceased, whose date of death was December 9, 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, 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: June 7, 2024.

Signed on this 22nd day of May, 5/31/2024.

LEIGH A. PARTRIDGE
Personal Representative

13016 Bartow Street
Hudson, FL 34667
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
June 7, 14, 2024 24-00998P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000572CPAXES
IN RE: ESTATE OF
CONCETTA LITRICO,
Deceased.

The administration of the estate of CONCETTA LITRICO, 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 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 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 June 7, 2024.

SALVATORE LITRICO,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
June 7, 14, 2024 24-00996P

SECOND INSERTION

NOTICE TO CREDITORS
(Full Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-802
IN RE: ESTATE OF
VIRGINIA D. HARRIS,
Deceased.

The administration of the estate of VIRGINIA D. HARRIS, deceased, whose date of death was March 11, 2024, whose social security number was XXX-XX-7149 File Number ___ is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is June 7, 2024.

Person Giving Notice:
/s/ Michael Kevin Plocica

NICHEL KEVIN PLOCICA
15250 NW 32nd Court
Reddick, FL 32686
Personal Representative
Attorney for Person Giving Notice:
/s/ H. Randolph Klein
H. Randolph Klein, Esq.
Attorney for Petitioner
Florida Bar Number: 219487
KLEIN & KLEIN, LLC
40 SE 11th Avenue
Ocala, Florida 34471
(352) 732-7750
randy@kleinandkleinpa.com
June 7, 14, 2024 24-01003P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000606
IN RE: ESTATE OF
ALFRED JAMES WALL, SR.,
Deceased.

The administration of the estate of ALFRED JAMES WALL, SR., deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. 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: June 7, 2024.

PAIGIE WALL
Personal Representative

36 Woodard Avenue
Winchester, New Hampshire 03470
Robert D. Hines
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Ste. B
Tampa, Florida 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Primary Email:
jrvera@hnh-law.com
June 7, 14, 2024 24-01002P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
No. 2024-CP-000193-CP-AX-WS
IN RE: ESTATE OF
ERVIN ROBERT KARABA,
a/k/a **Ervin Karaba,**
Deceased.

The Administration of the Estate of Ervin Robert Karaba, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, 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 June 7, 2024.

Personal Representative:
Suzanne Kay Vieira

7527 Highway 238
Jacksonville, OR 97530
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
Attorneys for Petitioner
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727) 290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
sandra@FLprobatesolutions.com
June 7, 14, 2024 24-01004P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-00739
IN RE: ESTATE OF
JOSEPH DIAZ
Deceased.

The administration of the estate of Joseph Diaz, deceased, whose date of death was February 29, 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 June 7, 2024.

Personal Representative:
Cynthia Birch

11250 SW 113th Terrace
Miami, Florida 33176
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
June 7, 14, 2024 24-01028P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512024CP000686CPAXES
Division A
IN RE: ESTATE OF
**WILLIAM LINKER AKA
WILLIAM L. LINKER AKA
WILLIAM LANDES LINKER**
Deceased.

The administration of the estate of WILLIAM LINKER AKA WILLIAM L. LINKER AKA WILLIAM LANDES LINKER, deceased, whose date of death was December 28, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative:
KIM STEBBINGS

18627 Sailors Delight Pass
Land O Lakes, Florida 34638
Attorney for Personal Representative:
JENNY SCAVINI SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservie@siegcolelaw.com
June 7, 14, 2024 24-01006P

--- ACTIONS ---

SECOND INSERTION

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

CASE NO.: 2024CA000590CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND, DECEASED

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 393, REGENCY PARK, UNIT 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 10131 OLD ORCHARD LANE PORT RICHEY FL 34668 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

WITNESS my hand and the seal of this court on this 29 day of May, 2024.

Clerk of the Circuit Court By: Melanie Gray Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-009188 June 7, 14, 2024 24-00985P

SECOND INSERTION

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

CASE NO.: 2023CA00374SCAAXES WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN SUCCESSOR TRUSTEE OF THE TANYA B. MILLER IRREVOCABLE TRUST DATED 12/29/2005, et al, Defendant(s).

To: TANYA B. MILLER Last Known Address: 962 S TOWN AND RIVER DR FORT MYERS, FL 33919-6117

Current Address: Unknown THE UNKNOWN SUCCESSOR TRUSTEE OF THE TANYA B. MILLER IRREVOCABLE TRUST DATED 12/29/2005

Last Known Address: Unknown Current Address: Unknown UNKNOWN BENEFICIARIES OF TANYA B. MILLER IRREVOCABLE TRUST DATED 12/29/2005

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 5, BLOCK 25, MEADOW POINTE PARCEL 16, UNIT 2A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 57-63, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 1330 STRANBRIDGE DR WESLEY CHAPEL FL 33543 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. 7/8/24

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

WITNESS my hand and the seal of this court on this 29 day of May, 2024.

Clerk of the Circuit Court By: Melanie Gray Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-006016 June 7, 14, 2024 24-00986P

SECOND INSERTION

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

CASE NO. 2024CA000471CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SHAWN K. BAILEY; ERIN LESLEY BAILEY; GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ERIN LESLEY BAILEY 7724 GREYBIRCH TER PORT RICHEY, FLORIDA 34668

who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 885, PALM TERRACE GARDENS, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 37 AND 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 7724 GREYBIRCH TER, PORT RICHEY, FLORIDA 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Av-

enue, Suite D-220, Sunrise, FLORIDA 33323 on or before JULY 8TH, 2024, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711."

WITNESS my hand and the seal of this Court this June 4, 2024

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 23-01638 NML June 7, 14, 2024 24-01032P

SECOND INSERTION

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

CASE NO.: 2024CA000989CAAXES GUILD MORTGAGE COMPANY LLC, Plaintiff, vs. BRITTANY A BUTLER A/K/ A BRITTANY BUTLER, et al., Defendant.

To: BRITTANY A BUTLER A/K/A BRITTANY BUTLER 17705 OXENHAM AVENUE, SPRING HILL, FL 34610 UNKNOWN SPOUSE OF BRITTANY A BUTLER A/K/A BRITTANY BUTLER 17705 OXENHAM AVENUE, SPRING HILL, FL 34610 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:

TRACT 556 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,

TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERLY 25.00 FEET THEREOF FOR ROAD PURPOSES. TOGETHER WITH THAT CERTAIN 1996 MOBILE HOME TITLE NUMBER 71292554 AND

71292555, VIN#S N16188A AND N16188B.

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 July 8th, 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.

WITNESS my hand and seal of said Court on the 4th day of June, 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 June 7, 14, 2024 24-01034P

FOURTH INSERTION

NOTICE OF ACTION FOR JOINT PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO: 2023-DR-003170 IN THE MATTER OF THE ADOPTION OF: J.S.E., DOB: 08/02/2006

Minor Child. TO: JOHN RILEY 2501 Westwood Street Muskegon, MI 49441 (last known address) Physical Description: Caucasian male, 6 feet tall, blue eyes, brown hair, medium build, scar over right eye, scar between eyes and scar under chin.

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

Court to hear your side of the case on or before 6-24-2024.

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

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

SECOND INSERTION

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

CASE NO. 2024CA000748CAAXES DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL CREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2005-QS14,

Plaintiff, vs. MARIA G. BLASZCZYK, ET AL. Defendants.

To the following Defendant(s): MARIA G. BLASZCZYK (UNABLE TO SERVE AT ADDRESS) Last Known Address: 28516 TALL GRASS DRIVE, WESLEY CHAPEL, FL 33543 YOU ARE HEREBY NOTIFIED that

an action for Foreclosure of Mortgage on the following described property:

LOT 37, BLOCK 1, MEADOW POINTE PARCEL 2, UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 62 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 28516 TALL GRASS DRIVE, WESLEY CHAPEL FL 33543

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq, at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before JULY 8TH, 2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi-

ately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 day of June 4, 2024.

Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT By Deputy Clerk: Haley Joyner As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19652-24/cam June 7, 14, 2024 24-01038P

SECOND INSERTION

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

CASE NO. 2024CA000754CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2005-HY 1, ASSET BACKED CERTIFICATES, SERIES 2005-HY1,

Plaintiff, vs. JUNIOR MATIAS A/K/A JUNIOR A. MATIAS, ET AL. Defendants.

To the following Defendant(s): JUNIOR MATIAS A/K/A JUNIOR A. MATIAS (UNABLE TO SERVE AT ADDRESS) Last Known Address: 6740 COMMERCE AVENUE, PORT RICHEY, FL 34668 Additional Address: 9555 DOTTIE DR,

NEW PORT RICHEY, FL 34654 4302 Additional Address: 7325 SAN MORITZ DR, PORT RICHEY, FL 34668

Additional Address: 7020 IVANHOE AVENUE, PORT RICHEY, FL 34668

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 508, OF EMBASSY HILLS, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 7020 IVANHOE DRIVE, PORT RICHEY FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq, at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD

BEACH, FL 33442 on or before JULY 8TH, 2024 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 day of June 4, 2024.

Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT By Deputy Clerk: Haley Joyner As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH18079-23/cam June 7, 14, 2024 24-01037P

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
• Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
• When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
• On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
• Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
• A file copy of your delivered affidavit will be sent to you.

--- SALES ---

SECOND INSERTION

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

CASE NO. 2023CA000480CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs. ANTHONY W. KLICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN J. KLICK, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2024, and entered in 2023CA000480CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and ANTHONY W. KLICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN J. KLICK, DECEASED; ANTHONY W. KLICK; NORMAN V. KLICK; TIMOTHY P. KLICK 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 July 08, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 11, 12 AND 13, BLOCK 245 MOON LAKES ESTATES, UNIT FIFTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 65A - 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 2000 REDMAN DOUBLEWIDE MOBILE HOME - VIN NUMBERS: FLA14615267A AND FLA14615267B. Property Address: 9161 CODEL LOOP, NEW PORT RICHEY, FL 34654

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 31 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 22-047612 - NaC June 7, 14, 2024 24-01015P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023-CA-004901 LAELIA, LLC, Plaintiff,

v. MICHAEL C. CALHOUN, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on July 2, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 10, Block 24, MEADOW POINTE III PARCEL "FF" & "OO", according to the map or plat thereof, as recorded in Plat Book 53, Pages 26 through 39, of the Public Records of Pasco County, Florida. Property Address: 1835 Firecrest Court, Wesley Chapel, FL 33543

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

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 31st day of May, 2024.

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 June 7, 14, 2024 24-00991P

SECOND INSERTION

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

2022CA000341CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. PATRICE FOX, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000341CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, PATRICE FOX, et al., are Defendants, Clerk and Comptroller 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 23rd day of July, 2024, the following described property: LOT 2162, REGENCY PARK UNIT FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 85 AND 86, 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.

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 31st 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: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0207 / NBray June 7, 14, 2024 24-00989P

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

CASE NO. 2019CA003715CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. JAMES R. GULOTTA A/K/A JAMES GULOTTA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 23, 2024 and entered in 2019CA003715CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff and JAMES R. GULOTTA A/K/A JAMES GULOTTA 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 July 11, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 822, GULF HIGHLANDS, UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 143-144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7716 SUE ELLEN DR, PORT RICHEY, FL 34668

SECOND INSERTION

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

CASE NO. 2023CA000355CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10, Plaintiff, vs. KATHY A. BAILEY A/K/A KATHERINE A. BAILEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2024, and entered in 2023CA000355CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 is the Plaintiff and KATHY A. BAILEY A/K/A KATHERINE A. BAILEY; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 July 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 3, TAYLOR TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 75 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 15209 OMAHA ST, HUDSON, FL 34667

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 31 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 22-066223 - MIM June 7, 14, 2024 24-01016P

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 003697 PHH MORTGAGE CORPORATION, Plaintiff, vs.

BARBARA E. WALLACE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 8, 2024 in Civil Case No. 2023 CA 003697, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and BARBARA E. WALLACE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 8, 2024 at

11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2046, BEACON SQUARE, UNIT 16-C, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 10, PAGE 45, 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 29 day of May, 2024. Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepitt.com ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1395-900B June 7, 14, 2024 24-00987P

SECOND INSERTION

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 31 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 19-363932 - NaC June 7, 14, 2024 24-01017P

SECOND INSERTION

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

Case No. 51-2023-CA-004314-ES GTE FEDERAL CREDIT UNION Plaintiff,

vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ERCAN TAVLAN, DECEASED, NAZIR TAVLAN, KNOWN HEIR OF ERCAN TAVLAN, DECEASED, UNKNOWN SPOUSE OF NAZIR TAVLAN, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 29, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 42 OF REPLAT OF A PORTION OF WILLOW LAKE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 64 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4872 TAMPA DOWNS BLVD, LUTZ, FL 33559; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, online at www.pasco.realforeclose.com, on June 27, 2024 at 11:00 A.M..

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

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

Dated: May 31, 2024 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321122/wll June 7, 14, 2024 24-00990P

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.

2022CA002504CAAXWS J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GARY G. WISGARDA A/K/A GARY GEORGE WISGARDA, SR., DECEASED; GARY G. WISGARDA; HOMEOPCO SUB A TRUST; GARY GEORGE WISGARDA, II; 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 a Uniform Final Judgment of Foreclosure dated May 29, 2024, and entered in Case No. 2022CA-002504CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GARY G. WISGARDA A/K/A GARY GEORGE WISGARDA, SR., DECEASED; GARY G. WISGARDA; HOMEOPCO SUB A TRUST; GARY GEORGE WISGARDA, II; 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., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m., on July 15, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 204, VENICE ESTATES SUBDIVISION, FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED May 30, 2024. 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 By: /s/ Lisa Woodburn Lisa A. Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 1460-184770 / SR4 June 7, 14, 2024 24-00988P