

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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 Bexley Community Development District ("District") will hold the following public hearings and regular meeting:

July 24, 2024 TIME: 6:00 P.M.

Spring Hill Suites Marriott Tampa Suncoast Parkway 16615 Crosspoint Run LOCATION:

Land O' Lakes, FL 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 Chapters 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. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (includ- ing collection costs / early payment discounts)
Townhome	171	1.00	\$1,626.88
30 Series	64	1.00	\$1,626.88
Duplex/Villa	44	1.00	\$1,626.88
40 Series	254	1.00	\$1,626.88
50 Series	336	1.00	\$1,626.88
60 Series	212	1.00	\$1,626.88
Courtyard	28	1.00	\$1,626.88
70 Series	187	1.00	\$1,626.88
80 Series	43	1.00	\$1,626.88
Daycare/Residential Support	1	1.00	\$1,626.88
Recreational	1	1.00	\$1,626.88
40 Series (Expansion Parcel)	160	1.00	\$1,626.88
50 Series (Expansion Parcel)	143	1.00	\$1,626.88

*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 than the open control of the control of t er 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 https://www. bexleycdd.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 28; July 5, 2024 24-01153P

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 Amazing Athletes of Central Florida located at 7842 Land O Lakes Blvd #249 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of 12, 2028. CFL Amazing Bunin Athletics, LLC June 28, 2024

FIRST INSERTION

24-01167P

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 Halfern Properties located at PO Box 1282 in the City of New Port Richey, Pasco County, FL 34656 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of June, 2024. Maria Swanson

June 28, 2024

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 LIMITLESS LEGACY MANAGE-MENT GROUP located at 5054 HART-WELL LOOP in the City of LAND O LAKES, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 06 day of June, 2023. TORRES ZAIDA June 28, 2024

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 VSI Services, LLC located at 7236 SR 52, Suite 10 in the City of Bayonet Point, Pasco County, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this July day of 15, 2024 Frontier Title Group, LLC 24-01169P June 28, 2024

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Country Walk Community Development District The Board of Supervisors (the "Board") of the Country Walk Community

Development District (the "District") will hold a public hearing and a meeting on August 8, 2024, at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.countrywalkcdd. org/, or may be obtained by contacting the District Manager's office via email at jminichino@rizzetta.com or via phone at (813) 994-1001, extension 7859.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at https://www. countrywalkcdd.org/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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

24-01154P June 28, 2024

FIRST INSERTION

Notice of Regular Meeting Change of Date of the Board of Supervisors of **Epperson North Community Development District**Notice is hereby given that the Board of Supervisors (the "Board") of the Epperson

North Community Development District (the "District") will conduct its Regular Meeting on Wednesday, July 10, 2024, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. The meeting scheduled for Thursday, July 11, 2024, is hereby canceled.

Copies of the agenda will be available by emailing the District Manager at larry@breezehome.com. The District Manager's office can be reached telephonically at (813) 565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be

specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

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

Larry Krause District Manager June 28, 2024

24-01155P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AMENDED MEETINGS FOR FISCAL YEAR 2024 AND MEETINGS FOR FISCAL YEAR 2025

The Board of Supervisors of the Union Park East Community Development District will hold the remaining regular meetings for Fiscal Year 2024 and the regular meetings for Fiscal Year 2025 on the fourth Wednesday of every month at $6:30~{\rm PM}$ at the Fairfield Inn & Suites Tampa Wesley Chapel, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543, unless otherwise indicated, as follows:

July 24, 2024 August 28, 2024 September 25, 2024 October 23, 2024 November 27, 2024 [Board to determine whether to cancel or reschedule this meeting] December 25, 2024 [Board to determine whether to cancel or reschedule this meeting] January 22, 2024 February 26, 2025 March 26, 2025 April 23, 2025 May 28, 2025 June 25, 2025 July 23, 2025

August 27, 2025 September 24, 2025 The meetings will be open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or by calling

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (813) 565-4663 at least three (3) business days 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.

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

District Manage Patricia Thibault

June 28, 2024

24-01156P

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 OASIS ROTISSERIE CHICKEN II:

Located at 1635 Tangledvine Dr : Pasco County in the City of Wesley Chapel: Florida, 33543-6520 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel Florida, this

OASIS ROTISSERIE CHICKEN

June 28, 2024 24-01162P 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 VARA ELECTRIC CORP 5:

Located at 2195 Caboose Ln Apt 101: Pasco County in the City of Odessa: Florida, 33556-3596 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, Dated at Odessa Florida, this June day

ENGINEERING VIABILITY AND

QUALITY LLC

June 28, 2024

24-01161P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Ridge Community Development District The Board of Supervisors (the "Board") of the Zephyr Ridge Community Develop-

ment District (the "District") will hold a public hearing and a meeting on Monday, July 22, 2024, at 5:00 p.m. at Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, Florida 33542.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrridge.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Jason Greenwood District Manager

24-01157P June 28, 2024

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 Soccer Stars of Central Florida located at 7842 Land O Lakes Blvd #249 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of 07, 2028. CFL Bunin Athletics, LLC 24-01165P

June 28, 2024

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of C & S Contracting located at 8612 Gold Pine Drive, in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Richey, Florida, this 25th day of June 2024. CREATIVE TILE & BATH, LLC 24-01171P

FIRST INSERTION

UNDER FICTITIOUS NOTICE NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Rola El Halabi will engage in business under the fictitious name ROLA PER-MANENT COSMETICS, with a physical address 1249 Bruce B Downs Blvd Wesley Chapel, Florida 33544, with a mailing address 1249 Bruce B Downs Blvd Wesley Chapel, Florida 33544, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 28, 2024 24-01170P

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 Soccer Stars of Tampa Bay located at 7842 Land O Lakes Blvd #249 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 20th day of 07, 2028. Bunin Athletics, LLC 24-01168P June 28, 2024

Florida.

FIRST INSERTION FICTITIOUS NAME NOTICE

Notice is hereby given that FELICIA LYNNE HAITHCOCK, OWNER, desiring to engage in business under the fictitious name of PASCO PRESSURE WASHING located at 4850 ALLEN RD #7, ZEPHYRHILLS, FLORIDA 33541 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

Florida Statutes. 24-01160P June 28, 2024

--- **ESTATE** ---

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA Probate Division

File No. 2024CP001001CPAXWS IN RE: ESTATE OF JOHN A. SATKOWSKI DECEASED

JOHN A. SATKOWSKI, a resident of Pasco County, Florida, who died on

April 29, 2024, was the grantor of a trust entitled:

The John A. Satkowski Trust U/A/D January 12, 2005, as amended

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code

The name and address of the Trustee is set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 7th day of June, 2024. ARLENE M. SATKOWSKI, Trustee

10836 Luscombe Court New Port Richey, FL 34654 Copy mailed to Cynthia E. Orozco, Attorney for the Trustee 24-01148P June 28; July 5, 2024

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 Amazing Athletes of Tampa Bay located at 7842 Land O Lakes Blvd #249 in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of 12, 2028. Amazing Bunin Athletics, LLC 24-01166P June 28, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 07/13/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3JBKGHN14EJ000421 2014 CAN-AM 1G1ZE5ST9HF236578 2017 CHEV 1XNU4XG1B1033903 2011 TRIPT 3FCMF53G2TJA08044 1996 DAMO YV1RS592182686093 2008 VOLV 24-01158P June 28, 2024

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 Statewide administrative Permitting solutions, LLC, located at 7116 Morningstar Lane, in the City of New Port Richey, County of Pasco, State of FL, 34652, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of June, 2024. STATEWIDE ADMINISTRATIVE & PERMITTING SOLUTIONS, LLC 7116 Morningstar Lane New Port Richey, FL 34652 June 28, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No: 2024-CP-000767 **Division Probate** IN RE: ESTATE OF JOSEPH W. LEWIS,

Deceased. The administration of the estate of Joseph W. Lewis (a/k/a Joseph Williston Lewis), 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 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732,2211.

The date of first publication of this notice is June 28. 2024

Personal Representative: Rebecca L. Johnson 7411 Roebellini Avenue Trinity, FL 34655-6732

Attorneys for Personal Representative: DUNWODY WHITE & LANDON, P.A. Denise B. Cazobon, Esq. Florida Bar Number: 71616 4001 Tamiami Trail North, Suite 200 Naples, FL 34103 Telephone: (239) 263-5885 Fax: (239) 262-1442 24-01145P June 28; July 5, 2024

FIRST INSERTION

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

File No. 2024-CP-000921 IN RE: ESTATE OF MASON PARKER FOX, Deceased.

The administration of the estate of MA-SON PARKER FOX, deceased, whose date of death was May 7, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 28, 2024.

AMY ANN FOX Personal Representative 14300 66th Street North, Unit 600

Clearwater, FL 33764 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28; July 5, 2024 24-01177P

FIRST INSERTION

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

CASE NO. 2024-CP-000968 IN RE: THE ESTATE OF ROBERT PLOYART RIST AKA ROBERT P. RIST

Deceased.

The administration of the estate of Robert Ployart Rist aka Robert P. Rist, deceased, whose date of death was April 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 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 the decedent's estate, including unmatured, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative Robert T. Rist a/k/a Teall Rist 4038 Eagle Cove West Drive

Palm Harbor, Florida 34685 Attorney for Personal Representative Lyndy C. Jennings, Esq. Attorney Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547

Email: ljennings@lyndylaw.com

24-01146P

June 28; July 5, 2024

FIRST INSERTION

PASCO COUNTY

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

File No: 512024CP001045CPAXES **Division Probate** IN RE: ESTATE OF WAYNE BAXTER MILLS Deceased.

The administration of the estate of Wayne Baxter Mills, deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

Personal Representative: Wayne Baxter Mills, Jr.

885 Cecil Ave. Millersville, Maryland 21108 Attorney for Personal Representative: Robert C Burnette

notice is June 28, 2024.

Attorney Florida Bar Number: 0159614 5710 Gall Boulevard Suite C Zephyrhills, FL 33542 Telephone: (813) 788-6800 Fax: (813) 322-3588 E-Mail: rcburnettepa@gmail.com Secondary E-Mail: c182fl@gmail.com June 28; July 5, 2024 24-01144P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.: 51-2024CP000946 IN RE: THE ESTATE OF

BRIAN K. GASPAROVICH, a/k/a

Brian Keith Gasparovich,

deceased.

The administration of the estate of BRI-

AN K. GASPAROVICH, a/k/a BRIAN

KEITH GASPAROVICH, deceased,

whose date of death was April 16, 2024,

is pending in the Circuit Court for Pasco

County, Florida, Probate Division, the

address of which is The West Pasco Ju-

dicial Center, 7530 Little Rd., New Port

Richey, Florida 34655. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

/s/ Chris Gasparovich

CHRIS GASPAROVICH

Personal Representative

11900 Bunday Dr.

Jerome, Michigan 49249

Attorney for Personal Representative:

STEVEN MEILLER, ESQUIRE

Florida Bar Number: 0846340

DATE OF DEATH IS BARRED.

notice is June 28, 2024.

/s/ Steven Meiller

12000 U.S. Hwy. 19

Hudson, Florida 34667

June 28; July 5, 2024

Telephone: (727) 869-9007

E-Mail: steveslad@gmail.com

Attorney for Personal Representative

24-01147P

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

nev are set forth below.

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

51-2024-CP000627-CPAXWS Division Probate IN RE: ESTATE OF JIMMY C. NICHOLS

Deceased.The administration of the estate of Jimmy C. Nichols, deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative: Joanne C. Benenati 9561 Sunshine Blvd

New Port Richey, Florida 34654 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA 12300 US Hwy 19 Hudson, FL 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com June 28; July 5, 2024 24-01143F

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0875-WS IN RE: ESTATE OF BERTHA L. SCHALK

a/k/a BERTHA LEE SCHALK Deceased. The administration of the estate of

BERTHA L. SCHALK a/k/a BERTHA LEE SCHALK, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 oth-

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative: DONALD R. PEYTON 7317 Little Road

New Port Richey, Florida 34654 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 28; July 5, 2024 24-01149P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP000429CPAX IN RE: ESTATE OF DANIEL YERKES, a/k/a DANIEL EDWIN YERKES, a/k/a

DANIEL EDWARD YERKES,

Deceased.The administration of the Estate of Daniel Yerkes, a/k/a Daniel Edwin Yerkes, a/k/a Daniel Edward Yerkes, deceased, whose date of death was December 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 104, New Port Richey, FL 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 28, 2024.

Personal Representative: Kevin Yerkes 1330 Moreland Drive, Apt. 4 Clearwater, Florida 33764

Attorney for Personal Representative: Christopher J Ryan Attorney Florida Bar Number: 99131 The Grantham Law Firm 1860 Forest Hill Blvd., #105 West Palm Beach, FL 33406-6086 Telephone: (561) 966-3000 Fax: (561) 966-3860 E-Mail: chris@kirkgrantham.com Secondary E-Mail: robin@kirkgrantham.com June 28; July 5, 2024 24-01150P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-788 IN RE: ESTATE OF ANTHONY ROSS PALARINO, Deceased.

The administration of the estate of AN-THONY ROSS PALARINO, deceased, whose date of death was July 25, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is June 28, 2024.

MARGARET ELLEN PALARINO Personal Representative

7929 Cadillac Avenue Hudson, FL 34667

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28; July 5, 2024 24-01174P

FIRST INSERTION

--- ESTATE ---

FIRST INSERTION

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

 $File\ No.\ 512024 CP000947 CPAXWS$ Division J IN RE: ESTATE OF CAROLE A. PELUSO Deceased.

The administration of the estate of CAROLE A. PELUSO, deceased, whose date of death was December 17, 2022, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024.

Personal Representative: JOHN M. BENEDICT 13736 Chillicothe Road

Novelty, Ohio 44072 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. 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: eservice@siegcolelaw.com June 28; July 5, 2024 24-01151P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF#: 2023-CP-001394

IN RE: ESTATE OF LOVERA A. EBERSOLE. Deceased.

The administration of the estate of LO-VERA A. EBERSOLE, deceased, whose date of death was November 1, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34656. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 28, 2024.

Personal Representative: STEVEN S. GREINER 26598 Hwy. 18 Brainerd, MN 56401

Attorney for Estate: PAUL KNUDSEN, ESQUIRE Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 June 28; July 5, 2024 24-01179P

FIRST INSERTION

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

File No. 2024 CP 000959 CPAXWS IN RE: ESTATE OF ROBERT J. SCHLOSKY,

Deceased.The administration of the estate of ROBERT J. SCHLOSKY, deceased, whose date of death was May 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under

Florida Statutes Section 732.2211. The date of first publication of this

notice is June 28, 2024. Personal Representative:

Mary Cole 1513 Westerham Loop Trinity, FL 34655 Attorney for Personal Representative: Jerome J. Sanchy, Esq. Florida Bar No.: 240397 6981 Curtiss Avenue #3 Sarasota, FL 34231 June 28; July 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001018 IN RE: ESTATE OF EDWIN SANTIAGO, Deceased.

The administration of the estate of EDWIN SANTIAGO, deceased, whose date of death was March 14, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is June 28, 2024.

ROBERT D. HINES **Personal Representative** 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com $Secondary\ Email: jrivera@hnh-law.com$ June 28; July 5, 2024 24-01175P

--- ACTIONS / SALES ---

PASCO COUNTY

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

2023CC000208CCAXWS RIVERCHASE UNIT TWO HOMEOWNERS ASSOCIATION,

Plaintiff, vs. MINH NGUYEN, et al. Defendants.

TO: MINH NGUYEN, UNKNOWN SPOUSE OF MINH NGUYEN, HAHN LE and UNKNOWN SPOUSE OF HANH LE

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RIVERCHASE UNIT TWO HOMEOWNERS ASSOCIA-TION, INC., herein in the following described property: Lot 2, Riverchase Unit Two Tract

100 Replat, according to the map or plalt thereof, as recorded in Plat Bok 81, Page(s) 45 through 48, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 9917 Patrician Drive, New Port Richey, Florida, 34655

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the

Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JULY 29TH,

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

WITNESS my hand and the seal of this Court on June 21, 2024

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100

June 28; July 5, 2024 24-01138P

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-000475 CROSSCOUNTRY MORTGAGE,

Plaintiff, vs. BOBBY EARL BRAGG, UNKNOWN SPOUSE OF BOBBY EARL BRAGG, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 13, 2023, and Amended Order to Cancel and Reschedule Foreclosure Sale entered June 7, 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 1541, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3347 ROXBURY DR, HOLIDAY, FL 34691; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at

NOTICE OF SALE

IN THE COUNTY COURT OF THE

SIXTH HIDICIAL CIRCUIT OF

FLORIDA IN AND FOR PASCO

COUNTY, FLORIDA

CASE NO: 24-CC-4365

ASSOCIATION, INC. a Florida

AGUIEUS LLC., A DELAWARE

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

Unit No. 103 in Building I, of

CONDOMINIUM, and being fur-

ther described in that certain Dec-

laration of Condominium record-

ed in Official Records Book 5121.

Page 1482, of the Public Records

of Pasco County, Florida, together

with its undivided interest or share

in the common elements, and any

amendments thereto. With the

following street address: 21011 Pi-

casso Court, #103, Land O'Lakes,

at public sale, to the highest and

best bidder, for cash, at www.pasco.

realforeclose.com, at 11:00 A.M. on July

Any person claiming an interest in

APARTMENTS

County, Florida described as:

CALIENTE

Florida, 34637.

25, 2024.

LIMITED LIABILITY COMPANY

not-for-profit corporation,

CALIENTE MASTER

and ANY UNKNOWN

Plaintiff, vs.

www.pasco.realforeclose.com, on October 7, 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 20, 2024 By:/s/ Jennifer M. Scott Jennifer M. Scott

Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 Foreclosure Service@kasslaw.comJune 28; July 5, 2024 24-01140P

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 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 Dated this 21st day of June, 2024.

NIKKI ALVAREZ- SOLWES, ESQ CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 June 28; July 5, 2024 24-01139P



legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC.

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024CA000874CAAXWS Division J3

PNC Bank, National Association

Plaintiff, vs. Frank Martello, as Successor Trustee of the Patricia A. Martello Trust Agreement Dated September 8, 2022, et al.

Defendants. To: BEAR CREEK VILLAGE OWN-ERS ASSOCIATION, INC. 7516 BEACON WOODS DRIVE BAYONET POINT, FL 34667 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) BEAR CREEK VILLAGE OWNERS ASSOCIATION, INC., and all parties having or claiming to have any right, title or interest in the property herein

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

Pasco County, Florida, viz: Lot 433, Bear Creek Unit Five, according to the map or plat thereof as recorded in Plat Book 25, Page 9, Public Records of Pasco County, Subject to restrictions, reserva

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY,

FLORIDA

CASE NO .: 2024CA000728CAAXWS

CMG MORTGAGE, INC.;

JOHN A. SWICK; CAROL A. KAUSAS-SWICK; UNKNOWN TENANT #1 IN POSSESSION OF

THE PROPERTY; UNKNOWN

To the following Defendant(s): JOHN A. SWICK

PORT CHESTER, NY 10573 3045

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

lowing described property: THE SOUTH 150 FEET OF THE

SOUTHEASTERLY 300 FEET OF THE FOLLOWING DE-

SCRIBED TRACT 152 UNRE-

CORDED LAKEWOOD ACRES

UNIT 2: COMMENCING AT

THE NORTHWEST CORNER

OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 17 EAST,

PASCO COUNTY, FLORIDA;

GO THENCE S 89° 23' 40" E ALONG THE NORTH LINE OF

SAID SECTION 5 A DISTANCE

OF 732.20 FEET; THENCE S 33° 30' 00" W A DISTANCE OF

1023.05 FEET TO THE POINT

OF BEGINNING; CONTINUE

THENCE S 33° 30' 00" W A

DISTANCE OF 330.00 FEET;

THENCE S 56° 30' 00" E A DIS-

650.00 FEET; THENCE N 13°

30' 00" E A DISTANCE OF 330.00 FEET; THENCE N 56°

30' 00" W A DISTANCE OF

650.00 FEET TO THE POINT

TOGETHER WITH THAT

JACFL26857 A/B WHICH HAS

a/k/a 12717 MORGAN RD,

CHN BILE HOME SITUATE THEREON - I.D. NUMBER

SITUATE

TANCE OF

OF BEGINNING.

BEEN RETIRED.

TENANT #2 IN POSSESSION OF

Plaintiff, VS.

THE PROPERTY:

Last Known Address

128 N RECENT ST APT 1

Defendant(s).

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. 0. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the

tions and easement of record.

first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JULY

29TH, 2024. NOTICE TO PERSONS WITH DIS-ABILITIES

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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL, 34654, Phone: (727) 847-2411, 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 on the June 21, 2024

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner June 28; July 5, 2024

 ${\rm HUDSON, FL\,34669\,PASCO}$

has been filed against you and you are

required to serve a copy of you written defenses, if any, to it, on Marinosci

Law Group, P.C., Attorney for Plaintiff,

whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale,

Florida 33309, within 30 days after

the first publication of this Notice in the BUSINESS OBSERVER, and file

the original with the Clerk of this Court

either before service on Plaintiff's at-

torney or immediately thereafter; oth-

erwise a default will be entered against

you for the relief demand in the com-

plaint. DUE ON OR BEFORE JUNE

This notice is provided pursuant to

IN ACCORDANCE WITH THE

AMERICANS WITH DISABILITIES

ACT, If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Public Information Dept.,

Pasco County Government Center, 7530

Little Rd., New Port Richey, FL 34654;

(727) 847-8110 (V) in New Port Richev:

(352) 521-4274, ext 8110 (V) in Dade

City, at least 7 days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance is

less than 7 days; if you are hearing im-

paired call 711. The court does not pro-

vide transportation and cannot accom-

modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for information regarding transportation services..

this Court this June 21, 2024.

Marinosci Law Group, P.C.

Fort Lauderdale, FL 33309

Telephone: (954) 644-8704

Facsimile: (754) 206-1971

June 28; July 5, 2024

Submitted by:

Suite 1045

WITNESS my hand and the seal of

Pasco County Clerk & Comptroller

Nikki Alvarez-Sowles, Esq.

Administrative Order No. 2.065.

29TH, 2024.

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

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

CASE NO. 2024CA000160CAAXES PENNYMAC LOAN SERVICES,

LLC. Plaintiff, vs. GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE,

et al... Defendant. To: TROY YOUNG, 18859 HENE-QUEN LN, SPRING HILL, FL 34610

CURRENT RESIDENCE UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County,

LAST KNOWN ADDRESS STATED.

LOT 17, BLOCK 3, TALAVERA PHASE 1A-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 89 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the

original with the Clerk of the abovestyled Court on or before July 24th. 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court on the 25th day of June, 2024.

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner MCCALLA RAYMER LEIBERT
PIERCE, LLC

225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850

Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08863FL

June 28; July 5, 2024 24-01172P

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

DIVISION CASE NO. 2023CA003870CAAXES AMERIFUNDS SECURED INCOME FUND II, LLC,

Plaintiff, vs. BETTY L CONLEY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2024 in Civil Case No. 2023CA003870CAAX-ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERIFUNDS SECURED INCOME FUND II, LLC is Plaintiff and Betty L Conley, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

All of Lot 2, in Block 1, in Bankston's Subdivision of the Town of Trilby, and described as follows: Begin at the Northeast corner of the John Stephens Lot, then run North 70 feet along the ACL Railway right of way, then run West 90 feet, then run South 70 feet, then run East 90 feet to the point of beginning, ALSO adjoining tract and described as follows: Begin at the Northeast corner of Lot 2, in Block 1, in the Bankston's Subdivision of Trilby, then run North 11 feet, then run West 90 feet, then run South 11 feet, then run East 90 feet to the point of beginning, all being in Section 27, Township 23 South, Range 21 East; also, beginning at a point 523 feet, 24 degrees 55 minutes West of North, thence North 24 degrees 55 minutes West 230 feet, thence West 24 degrees 55 minutes South of West 90 feet, thence South 24 feet, thence East 24 degrees 55 minutes North 90 feet, in Section 27, Township 23 South, Range 21 East, also known as Lot 1, Block 1, Forrest Bankston's

Subdivision of Trilby, less South 11 feet and lying adjacent to West side of ACL Railroad;

ALSO, begin on the South side of Oak Street 90 feet Westerly from the corner of Oak Street and Railroad Ave, thence Southwesterly on the South side of Oak Street 70 feet, thence Southeasterly at right angles to Oak Street 311 feet, thence Northeasterly parallel with Oak Street 70 feet to the West line of Bankston's Subdivision, as per map or plat thereof recorded in Plat Book 2, Page 20, Public Records of Pasco County, Florida, thence North-westerly on West line of said Subdivision 311 feet to point of beginning, all lying and being in Section 27, Township 23 South, Range 21 East. Parcel Number:

27-23-21-0030-00000-0010 & 27-23-21-0000-02400-0000

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06379FL June 28; July 5, 2024 24-01173P

24-01142P

FIRST INSERTION

(SEAL)

Deputy Clerk:

Haley Joyner

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000924 IN RE: ESTATE OF MICHAEL THOMAS KLOSICKI, JR.

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

Deceased.

You are hereby notified that an Order of Summary Administration has been entered in the estate

of Michael Thomas Klosicki, Jr., 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 July 10, 2023; that the total value of the estate is \$7,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Emma A. Klosicki 21350 Preservation Drive Land O' Lakes, FL 34638

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE 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 28, 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 28; July 5, 2024 24-01178P

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. 💈

The West Orange Times carries public notices in Orange County, Florida.

SUBSEQUENT INSERTIONS

--- ESTATE---

FOURTH 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 OS-

CAR 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

described property, to wit:

Shumaker Loop & Kendrick LLP

10 l East Kennedy Boulevard

June 14, 21, 28; July 5, 2024

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

 $6\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA.

CASE No.

2018-CA-001628-CAAX-WS REVERSE MORTGAGE FUNDING

Plaintiff, vs.
CHLOE ALEXANDER AKA CHLOE

Defendants.NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in Case No. 2018-CA-001628-CAAX-WS of the Circuit Court of the 6TH Ju-

dicial Circuit in and for PASCO County,

Florida, wherein, REVERSE MORT-GAGE FUNDING LLC, Plaintiff, and, ALEXANDER, CHLOE, et. al.,

are Defendants, I will sell to the high-

est bidder for cash at, WWW.PASCO.

REALFORECLOSE.COM, at the hour

of 11:00 A.M., on the 22nd day of July, 2024, the following described property: LOT 614 AND A PORTION OF

VACATED RAILROD RIGHT-

OF-WAY CONVEYED IN QUIT

ANN ALEXANDER, et. al.,

Suite 2800

Tampa, FL 33602

--- SALES ---

THIRD 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.

title, and interest of the defendant, Circle Trustee Co Inc., in and to the following

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.

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.

SECOND INSERTION

 $4146\,TARKINGTON\,DRIVE, LAND\,0'\,LAKES, FL\,34639$

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right,

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 RE-CORDS OF PASCO COUNTY, FLORI-DA, 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 1/4 (one-quarter) interest in the

CHRIS NOCCO, as Sheriff

Sgt. John Dill Deputy Sheriff 24-01092P

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 imme-

diately upon receiving this notification

if the time before the scheduled appear-

ance is less than seven days. The court

does not provide transportation and

cannot accommodate such requests.

Persons with disabilities needing trans-

portation to court should contact their

local public transportation providers

for information regarding transporta-

tion services.

DATED this 14 day of June, 2024.

GREENSPOON MARDER LLP

TRADE CENTRE SOUTH,

SUITE 700

58341.0115 / NBray

Pasco County, Florida

By: /s/ Sgt. John Dill

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 Administation 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.: 512024CP000409 IN RE: ESTATE OF CECELIA J. KERIN,

Deceased. The administration of the estate of CECELIA J. KERIN, deceased, whose date of death was December 6, 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 attor-

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 21, 2024.

Personal Representative: ANNE MORRISON

3144 Court Street Yorktown Heights, NY 10598 Attorney for Personal Representative: RONALD S. KOCHMAN, ESQ. Florida Bar No. 271888 Kochman & Ziska PLC 222 Lakeview Avenue, Suite 1500 Telephone: (561) 802-8960 E-mail: rkochman@floridawills.com June 21, 28, 2024

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000954 IN RE: ESTATE OF KAREN KAY GOOD,

Deceased. The administration of the estate of KAREN KAY GOOD, deceased, whose date of death was February 5, 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 repre-sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 21, 2024.

ROBERT D. HINES

Personal Representative 1312 W. Fletcher Avenue, Ste. B

Tampa, Florida 33612 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: bhales@hnh-law.com June 21, 28, 2024 24-01114P

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

CLAIM DEED, RECORDED IN 100 WEST CYPRESS CREEK ROAD OR BOOK 1800, PAGE 988, CO-FORT LAUDERDALE, FL 33309 LONIAL HILLS UNIT NINE. TELEPHONE: (954) 343 6273 ACCORDING TO THE PLAT Hearing Line: (888) 491-1120 PLAT BOOK 10, PAGE 52, OF Email 1: THE PUBLIC RECORDS OF Karissa.Chin-Duncan@gmlaw.com PASCO COUNTY, FLORIDA. Email 2: gmforeclosure@gmlaw.com Any person claiming an interest in the surplus from the sale, if any, must file a By: _/s/Michele R. Clancy Michele Clancy, Esq. Florida Bar No. 498661

claim per the requirements set forth in

FL Stat. 45.032. IMPORTANT

June 21, 28, 2024



24-01120P

How much do legal notices cost?

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

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

Who benefits from legal

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

 $CASE\,NO.\,2024CA001025CAAXWS$ GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF FRANCES M WEBER A/K/A FRANCES WEBER, DECEASED,

Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES. AND CREDITORS OF FRANCES M WEBER A/K/A FRAN-CES WEBER. DECEASED,

Current residence unknown, but whose last known address was:

Current Residence Unknown, hut whose last known address was: 8635 BRAXTON DR, HUDSON, FL 34667-6990 AND

FRANCES WEBER,

Current residence unknown. but whose last known address was: 8635 BRAXTON DR, HUDSON, FL

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

LOT 861, BERKLEY VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 30-32, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before July 22nd, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 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. contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon recieving this notification if the time before the scheduled appearance is

less than seven days.

WITNESS my hand and seal of the Court on this 14th day of June,

Nikki Alvarez-Sowles, Esq. - AES Clerk of the Circuit Court (SEAL) By: /s/ Haley Joyner Deputy Clerk

eXL Legal, PLLC, Plaintiff's attorney 12425 28th Street North, Suite 200,

St. Petersburg, FL 33716 1000009750 June 21, 28, 2024 24-01119P

SECOND INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION

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

CASE NO.: 51-2022-DR-004168-WS DIVISION: Z1 IN THE MATTER OF THE TERMINATION OF PARENTAL

RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD KCS DOB: 2009

Minor Child.

TO: RAMSEY THOMAS SKILLEN Address Unknown

Physical Description: Age: 44 years old - Date of Birth: 10/12/1979 Race: Caucasian Hair Color: Brown Eye Color: One Blue Eye & One Brown Eye Approximate Height: 5'9" Approximate

Weight: 190 lbs. YOU ARE NOTIFIED that a PETI-TION FOR TERMINATION OF PA-RENTAL RIGHTS AND ADOPTION by has been filed against you by JU-DITH CELESTE VOGT, regarding the

following minor child: a female born on 2009, in Spring Hill, Florida and that you are required to serve a copy of your written defenses, if any, to it on Judith Celeste Vogt c/o Audrey A. Jef-

feris, B.C.S.. counsel for Judith Celeste Vogt 8138 Massachusetts Avenue. New Port Richey, Florida 34653. eservice 1@audreyjefferis.com, on or before July 15, 2024, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Florida 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows: Sex Female Date of Birth 2009 Place of Birth Spring Hill, FL

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

Dated: June 11, 2024 CLERK OF THE CIRCUIT COURT By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Beverly Bray June 21, 28; July 5, 12, 2024

24-01116P

SECOND INSERTION

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

COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 2023CA004766CAAXES UNIVERSITY BANK,

Plaintiff, vs. BRYAN PICKETT A/K/A BRYAN M. PICKETT, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 11, 2024 in Civil Case No. 2023CA004766CAAX-ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein UNIVERSITY BANK is Plaintiff and Brvan Pickett a/k/a Brvan M. Pickett, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

to-wit: Lot 20, Block 51 of WATER-GRASS PARCEL E-1, according to the Plat thereof as recorded in Plat Book 80, Page(s) 12, of the Public Records of Pasco County, Florida.

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

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

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08262FL

June 21, 28 2024 24-01104P

NOTICE OF FORECLOSURE SALE

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

CIVIL DIVISION CASE NO. 2024CA000450CAAXWS

LOANDEPOT.COM, LLC, Plaintiff, vs. TRACIÉ LEEANNE DECARO; DEVIN ROSS DECARO; UNKNOWN PERSON(S) IN

PROPERTY. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 9, 2024 and entered in Case No.

POSSESSION OF THE SUBJECT

cuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and TRACIE LEEANNE DECARO; DEVIN ROSS DECARO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES,

2024CA000450CAAXWS, of the Cir-

ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO. REALFORECLOSE.COM, at 11:00 A.M., on July 8, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 22, HILLANDALE UNIT

TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES

SECOND INSERTION

108 AND 109, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

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."

Dated this 11th day of June 2024. Marc Granger, Esq. Bar. No.: 146870 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 File No.: 24-00244 LND June 21, 28, 2024 24-01103P

SECOND INSERTION 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. 2024CA000380CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 2024, and entered in Case No. 2024CA000380CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STACI UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES. ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 10, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 185, WILLIAMS DOUBLE BRANCH ESTATES, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED

AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 MANUFAC-TURED HOME, I.D. NO(S). FLHML3F173728585A/B, TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S). 12419546 AND 12419548.

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

Florida Pursuant to 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 6/18/2024.

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/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 1496-198755 / SR4 June 21, 28, 2024

SECOND INSERTION

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

CASE NO.: 51-2024-CA-000922-CAAX-ES PINGORA LOAN SERVICING, LLC,

Plaintiff, vs. RICHARD OHL A/K/A RICHARD L. OHL; HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.; JPMORGAN CHASE BANK, N.A.; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC.: UNKNOWN SPOUSE OF HESTER BRINKLEY; UNKNOWN SPOUSE OF RICHARD OHL A/K/A RICHARD L. OHL: UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com_at_11:00 AM on the 11 day of July, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 6, BLOCK 8, MEADOW POINTE III PARCEL "U-U", AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 59, PAGES 144 THROUGH 153, OF THE PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA.
PROPERTY ADDRESS: 1044
SLEEPY OAK DRIVE, WESLEY CHAPEL, FL 33543 IF YOU ARE A PERSON CLAIM-

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

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

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

By: /s/ Lindsay Maisonet Lindsav Maisonet, Esq. Bar Number: 93156

24-01117P

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

24-00109

June 21, 28 2024

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

CASE NO: 24-CC-291 THE CASTLE COUNCIL, INC., d/b/a SEA CASTLE, A CONDOMINIUM, a Florida not-for-profit corporation, Plaintiff, vs.

PHILOMENA DOONAN 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 514, SEA CASTLE CONDO-MINIUM, according to the plat thereof recorded in Condominium Plat Book 14, Pages 44-45, inclusive, and being further described in that certain Declaration of Condominium recorded in Official Records Book 828, Page 1610, et seq., of the Public Records of Pasco County, Florida, together with an undivided interest or share in the common elements appurtenant thereto, and any amendments thereto. With the following street address: 4939 Floramar Terrace, #514, New Port Richey, Florida, 34652.

at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on July 25, 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 disabil-

ity 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

Dated this 18th day of June, 2024. NIKKI ALVAREZ- SOLWES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff

Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698

Telephone: (727) 738-1100 June 21, 28, 2024 24-01133P

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000616CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN **MORTGAGE TRUST 2006-1,** ASSET-BACKED SECURITIES, TMTS SERIES 2006-1, Plaintiff, vs.

KEITH E WILSON, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered May 29, 2024 in Civil Case No. 2023CA000616CAAXWS of the Circuit Court of the SIXTH JUDI-CIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BE-HALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-ASSET-BACKED SECURITIES. TMTS SERIES 2006-1 is Plaintiff and Keith E Wilson, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of July, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2031 and the following described portion of Lot 2032, BEACON WOODS VILLAGE 11-C as shown on the Plat recorded in Plat Book 15, Pages 42, 43 and 44 of the Public Records of Pasco County, Florida. Commence at the most Northerly corner of Lot 2031 of said Beacon Woods Village 11-C for a Point of Beginning; thence run along the boundary line between Lots 2031 and 2032 of said Beacon Woods Village 11-C, South 10 °30`00" East, a distance of 111.50 feet to the most Easterly corner of said Lot 2032; thence North 12 °02 `28' West, a distance of 115.96 feet to the Southerly right-of-way line of Avondale Late as shown on the Plat of said Beacon Woods Village 11-C; thence along the Southerly right-of-way line of said Avondale Lane, a distance of 5.42 feet along the arc of a curve to the right of the Point

of Beginning, said curve having a radius of 25.00 feet and a chord of 5.41.feet which bears. South 45 °41`10" East. LESS AND EXCEPT the following described portion of said Lot 2031: Commence at the most Westerly corner of Lot 2030 of said Beacon Woods Village 11-C for a Point of Beginning; thence run along the boundary line between Lots 2030 and 2031 of said Beacon Woods Village 11-C, South 31`00`00" East, a distance of 94.89 feet to the. most Easterly corner of said Lot 2031; thence North 34 °28 '03" West, a distance of 95.40 feet to the Southerly right-of-way line of Avondale Lane as shown on the Plat of said Beacon Woods Village 11-C; thence along the Southerly rightof-way line of said Avondale Lane a distance of 5.78 feet along the arc of a curve to the left to the Point of Beginning, said curve having a radius of 50.00 feet and a chord of 5.78 feet which bears

North 62 `18 `48" East. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07808FL

June 21, 28, 2024 24-01134P

--- ESTATE ---

PASCO COUNTY

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0699-WS IN RE: ESTATE OF JAMES K. SHAHEEN

Deceased. The administration of the estate of JAMES K. SHAHEEN, deceased, whose date of death was November 9, 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 name and address of the personal representative and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative: KAREN S. HAMBY

7801 Montrose Dr. New Port Richey, Florida 34653 Attorney for Personal Representative: DONALD R. PEYTON

Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com June 21, 28, 2024 24-01108P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000827 **Division: Probate** IN RE: ESTATE OF VIRGINIA MARIE ATKINSON (A/K/A VIRGINIA M. ATKINSON A/K/A VIRGINIA ATKINSON) Deceased.

The administration of the estate of Virginia Marie Atkinson (a/k/a Virginia M. Atkinson a/k/a Virginia Atkinson), deceased, whose date of death was March 28, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative:

Jennifer Kaliff 8421 SW 41st Street Davie, Florida 33328 Attorney for Personal Representative: 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 21, 28, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000506 Division IN RE: ESTATE OF CHESTER BLAINE MARTIN, aka CHESTER MARTIN

Deceased. The administration of the estate of CHESTER BLAINE MARTIN, also known as CHESTER MARTIN, deceased, whose date of death was January 25, 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

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

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

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

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

The date of first publication of this notice is June 21, 2024.

SUSAN MARTIN Personal Representative 40723 Jerry Road

Zephyrhills, FL 33540 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com $Secondary\ Email: jrivera@hnh-law.com$ June 21, 28, 2024 24-01107P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-0808-ES **Division Probate** IN RE: ESTATE OF JOSEPH LEO RUTKOWSKI Deceased.

The administration of the estate of Joseph Leo Rutkowski, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative: Barbara J. Rutkowski c/o Boyer & Boyer, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236

Attorney for Personal Representative: Andrew R. Boyer, Esq. Florida Bar Number: 35409 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: abover@boverbover.com service@boyerboyer.com 24-01106P June 21, 28, 2024

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000800 **Division: Probate** IN RE: ESTATE OF PETER VERNON HECKER (A/K/A PETER V. HECKER A/K/A PETER HECKER) Deceased.

The administration of the estate of Peter Vernon Hecker (a/k/a Peter V. Hecker a/k/a Peter Hecker), deceased, whose date of death was March 22, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 21, 2024.

Personal Representative: Jennifer Epler 120 Colonial Drive, Unit C

Shillington, Pennsylvania 19607 Attorney for Personal Representative: 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 21, 28, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-786 IN RE: ESTATE OF MICHAEL A. MAIERS AKA MICHAEL ALBERT MAIERS Deceased.

The administration of the estate of MI-CHAEL A. MAIERS AKA MICHAEL ALBERT MAIERS, deceased, whose date of death was March 25, 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 oth-

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

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

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

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 21, 2024.

Personal Representative: PATRICIA J. ELLIOTT 23256 Mystic Forest Dr. Novi, Michigan 48375

Attorney for Personal Representative: /S/ CHRISTINA KANE CHRISTINA KANE Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd.

Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com

June 21, 28, 2024

24-01115P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024CP000560CPAXES IN RE: ESTATE OF

Lyudmila Royzen Deceased.

udmila Rovzen, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

notice is June 21, 2024.

22822 Bay Cedar Drive Land O' Lakes, Florida 34639 Attorney for Personal Representative: Horacio Sosa, Esq. E-mail Addresses: hsosa@sosalegal. com, eservice@sosalegal.com Florida Bar No. 584029 2924 Davie Rd. Suite 102 Davie, Florida 33314 Telephone: (954) 532-9447 24-01110P June 21, 28, 2024

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 07/15/2024 at 11:00 the following Trailer Coach may be sold at public sale for storage charges pursuant to TL-28 Section 83.805-83.806 1996 32ft Holiday Rambler Trailer MARC D CHRISTY Sale to be held at Port Hudson Marina LLC/Storage Lot 14333 Crabtrap Ct. Hudson Fl.

June 21, 28, 2024

--- TAX DEEDS ---

24-01132P

34667 Travel Coach may be released/

redeemed prior to the Sale. Port Hud-

son Marina LLC reserves the right

THIRD 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: Denisse Diaz Deputy Clerk

June 14, 21, 28; July 5, 2024 24-01061P

THIRD 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, 5Name(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 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 24-01069P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

SECOND INSERTION

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

File No. 2024CP000672CPAXWS IN RE: ESTATE OF PETER J. WALLACE

Deceased. The administration of the estate of Peter J. Wallace, deceased, whose date of death was January 30, 2024, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives'

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

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

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

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

The date of first publication of this

notice is June 21, 2024. Joni Glynn-Wallace 4425 NW 32nd Lane Cape Coral, Florida 33993 Cheryl O'Donnell 3 Padden Road

Franklin, Massachusetts 02038 /s/ Amanda 0. Singleton Amanda 0. Singleton Attorney Florida Bar Number: 0015957 425 22nd Avenue N. SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 755-4316 E-Mail: amanda@singletonlegal.com 24-01111P

June 21, 28, 2024

24-01113P

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-000609 IN RE: ESTATE OF DENIS FRANCIS SCHULTZ,

Deceased. The administration of the Estate of DE-NIS FRANCIS SCHULTZ, deceased, whose date of death was 2/12/2024, Case Number 2024-CP-000609, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Av-

enue, Dade City, Florida 33525. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 21 day of June, 2024.

Personal Representative: MICHAEL GRAHAM DAVIS, 4510 Slippery Road, New Port Richey, FL 34653 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com

24-01135P

June 21, 28, 2024

Law Office of Elizabeth Devolder, PLLC.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000706 IN RE: ESTATE OF KARL AUSTIN GOODWIN

Deceased. The administration of the estate of Karl Austin Goodwin, deceased, whose date of death was March 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's

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

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

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

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

The date of first publication of this

notice is June 21, 2024. Personal Representative: Todd Richard Goodwin 922B King St W, Toronto Ontario, Canada M5V-1P5 Attorney for Personal Representative: /s/ Debra L. Dandar

TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com June 21, 28, 2024 24-01112P

Debra L. Dandar

The administration of the estate of Ly-

All creditors of the decedent and oth-

All other creditors of the decedent NOTICE.

BARRED. NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative: Irine Royzen-Edwards

OR E-MAIL: legal@businessobserverfl.com

PASCO COUNTY

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000260TDAXXX 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

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000265TDAXXX

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000263TDAXXX NOTICE IS HEREBY GIVEN,

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 sessed are as follows:

Certificate #: 1705629 Year of Issuance: 06/01/2018

Description of Property: 09-25-17-0010-00I00-0710 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000259TDAXXX 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000256TDAXXX 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 GAR-DENS UNIT TWELVE PB 17 PGS 81 THRU 83 INCL OR 210 PG 517 $\mathrm{OR}\,313\;\mathrm{PG}\,778$

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000274TDAXXX 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 LACOOCHEE 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 PAR-ALLEL 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

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

POB OR 1899 PG 1646 OR 3978

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

THIRD INSERTION

Notice of Application for Tax Deed

2023XX000257TDAXXX 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 NOODG 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000264TDAXXX

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 SOODEG 14'14"E 30.00 FT TH S89DEG 45'46"W 203.00 FT TH NOODEG 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

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000270TDAXXX 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 NOODG 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 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000258TDAXXX

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 ssessed 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 HOL-IDAY 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

 $\rm POB~OR~7904~PG~263$ 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000267TDAXXX NOTICE IS HEREBY GIVEN,

That LEIGHTON DOUGLAS, 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 UN-RECORDED PLAT TRACT 400 DESC AS COM INTERSECTION OF CENTER LINE OF EVER-GREEN 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

THIRD INSERTION Notice of Application for Tax Deed 2023XX000272TDAXXX 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 No1DG 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000287TDAXXX NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, the holder of the following certificates has filed said certificate for

Certificate #: 1901894 Year of Issuance: 06/01/2020 Description of Property: 11-26-21-0010-06600-0050

Name(s) in which assessed: MANUEL VASQUEZ MICHELLE N HOLLEY

All of said property being in the County of Pasco, State of Florida redeemed according to the law, the property described in such certificate

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

24-01068P

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000275TDAXXX

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:

Description of Property: 34-24-16-0060-00000-0490 FLORESTATE PARK UNIT #1 PB $7\,\mathrm{PG}$ 10 LOT 49 & WEST 1/2 LOT 50 OR 5297 PG 1337

Year of Issuance: 06/01/2017

Certificate #: 1601141

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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000271TDAXXX

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 sessed 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

BRINKMAN DECEASED

GEORGE

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

LAWRENCE

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000269TDAXXX

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:

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

Year of Issuance: 06/01/2020

Certificate #: 1908064

Description of Property:

May 31, 2024

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.

> Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 14, 21, 28; July 5, 2024 24-01062P

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000266TDAXXX

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.

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

24-01059P

May 31, 2024

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000261TDAXXX 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

certificate number and year of issuance, the description of property, and the names in which it was assessed are as

a tax deed to be issued thereon. The

CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 5 & 6 BLOCK 66 OR 9408 PG 2424

Unless such certificate shall be shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 18, 2024 at 10:00 am. May 31, 2024

Deputy Clerk June 14, 21, 28; July 5, 2024