

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

In connection with its anticipated ownership and operation of certain irrigation and reuse water facilities and improvements (hereinafter collectively referred to as the "Reuse Water Delivery System")...

The purpose and effect of the Reuse Water Policies and Rates is to provide for efficient and effective District operations of the District's Reuse Water Delivery System by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes...

A public hearing on the adoption of the proposed Reuse Water Policies and Rates will be conducted by the District on October 18, 2024, at 10:00 a.m., at the Hampton Inn Odessa Trinity, 11780 SR 54, Odessa, Florida 33556.

Jason Greenwood District Manager September 6, 2024 24-01614P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Dupree Lakes Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639 at 6:00 p.m. on the 3rd Tuesday of each month unless otherwise indicated as follows:

- October 15, 2024
November 19, 2024
December 17, 2024
January 21, 2025
February 18, 2025
March 18, 2025
April 15, 2025
May 20, 2025
June 17, 2025
July 15, 2025
August 19, 2025
September 16, 2025

The meetings are open to the public and will be conducted in accordance with the provisions 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 the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting.

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

Jason Greenwood District Manager September 6, 2024 24-01612P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Seven Oaks Community Development District will hold Ethics Training Workshop at 12:30 PM at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544, on the following dates as indicated:

- September 18, 2024
October 15, 2024

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Seven Oaks CDD Scott Brizendine, District Manager September 6, 2024 24-01625P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on September 18, 2024 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Wesley Elias District Manager September 6, 2024 24-01624P

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 Chua Lien Tri located at 20848 Moreland Drive in the City of Spring Hill, Pasco County, FL 34610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of 05, 2029. Gai Nguyen September 6, 2024 24-01620P

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 Lucky Borders located at 14851 State Road 52, Unit 107, Suite 223 in the City of Hudson, Pasco County, FL 34669 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of August, 2024. FEARLSS LLC September 6, 2024 24-01619P

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 Concord Station Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Concord Station Community Development District shall be held at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. The meetings will convene at the time listed below. The meeting dates are as follows:

- October 10, 2024 at 10:00 a.m.
November 14, 2024 at 10:00 a.m.
December 12, 2024 at 6:30 p.m.
January 9, 2025 at 10:00 a.m.
February 13, 2025 at 10:00 a.m.
March 13, 2025 at 6:30 p.m.
April 10, 2025 at 10:00 a.m.
May 8, 2025 at 10:00 a.m.
June 12, 2025 at 6:30 p.m.
July 10, 2025 at 10:00 a.m.
August 14, 2025 at 6:30 p.m.
September 11, 2025 at 10:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice 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 FL 32756 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management September 6, 2024 24-01623P

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 Epperson Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024-2025 Regular Meetings of the Board of Supervisors of the Epperson Ranch Community Development District shall be held at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, unless otherwise indicated herein, on the following dates:

- October 7, 2024
November 4, 2024
December 2, 2024
January 6, 2025
February 3, 2025
March 3, 2025
April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025
September 1, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice 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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746 at (321) 263-0132, Extension 742, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta at (321)263-0132 Ext. 742. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Vesta District Services, District Management September 6, 2024 24-01632P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Terra Bella Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O' Lakes, FL 34639 at 6:00 p.m. on the 1st Tuesday of each month unless otherwise indicated as follows:

- October 1, 2024
November 5, 2024
January 7, 2025
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
August 5, 2025

The meetings are open to the public and will be conducted in accordance with the provisions 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 the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood District Manager September 6, 2024 24-01626P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 24, 2024, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line September 13, 2024, at 6:00am and ending September 24, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Table with 2 columns: Name, Unit. Lacie A. Snyder 1402 September 6, 13, 2024 24-01627P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 24, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line September 13, 2024, at 6:00am and ending September 24, 2024, at 12:00pm Unit (s) contain general household goods.

Table with 2 columns: Name, Unit. Alysha E. Chappell 143 Kalliopi Lempidakis 193 September 6, 13, 2024 24-01628P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 09/21/2024 at 09:00 AM the following vehicle(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.

3GCEC23029G110027 2009 CHEV 5TDDK3DCYTES419282 2014 TOYT 5UXFB53534LV03971 2004 BMW JKAKZHG11CA000786 1982 KAWK September 6, 2024 24-016222P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on September 25th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

Table with 2 columns: Name, Unit. B2 Marco Cabrera B127 Jerry Johnson B126 Dustin Kohutka B424 Michael Armstrong B360 Joshua Beatty B83 Charles Penrose B361 Charles Penrose J2AC Carol Snyder B179 Jennifer Sposa

Immediately Following at U-Stor Ridge Rd. Port Richey, FL 34668

C119 Ronald Harvey C36 Melanie Gencaloglu Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

Table with 2 columns: Name, Unit. G7 Kenneth Cain A7 Albert Grinie Garza 18 Yanira Crespo-Colon C69 Cheryl Cummings C28 Gloria Gibson C43 Cheryl Goff September 6, 13, 2024 24-01616P

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 Midway By The Sea, located at 9135 Saint Regis Lane, in the City of Port Richey, County of Pasco, State of FL, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 28 of August, 2024. SCARPO'S FRONTIER KITCHEN, LLC 9135 Saint Regis Lane Port Richey, FL 34668 September 6, 2024 24-01618P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 21, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM**  
Sale to be held at www.storage-treasures.com.

01018 - Wilt, Jill; 02071 - Yarde, Ron; 03088 - Amegadje, Yawo; 03112 - Morrissey, Bryan; 04213 - Richards, Ahmad

**PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM**

Sale to be held at www.storage-treasures.com.

007 - Andrew, Sam; 022 - Singhpassley, Sharon; 063 - Isolon, Robert; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 103 - Weathers, Shelley; 118 - Gould, Melody; 189 - graves, Carol; 204 - Papp, Natasha; 222 - Posada, Fanny; 276 - hayter, Christy; 282 - Fabrizi, Michael; 319 - Spain, Remishia

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM**

Sale to be held at www.storage-treasures.com.

11024 - wood, darrien; 11063 - Lawson, darrell; 11131 - Francis, Norman; 11141 - Malin, Derek; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 12010 - montan, Amanda; 12095 - Smith, Dylan; 12111 - Medina, Cynthia; 12167 - Humbertson, James; 12186 - Bermudez, Jessie; 12196 - Montgomery, Ontario; 12250 - Despenza, Cheryl; 13029 - Heredia, Roberto; 13050 - Toro, Oscar; 13128 - Malin, Derek; 13193 - Bushard, Sarah; 13197 - Ryder, Wendy; 13217 - Gutierrez, Angela; 13304 - Boggs, John; 13317 - Kershaw, Kristina; 13331 - Alexander, Todd; B144 - Beauchemin, David; B159 - Hillel, Emily; B243 - Anderson, Jalen; B246 - Jones, Angela; C110 - Husty, Pamela; C157 - Vazquez, Omar; C203 - Braden, Julie; C218 - Ambrocio, Kyle; C241 - Coleman, Makenna; C250 - Leddick, Leslie; C251 - Lipke, Ashton; D102 - Alfred, Tiffany; D134 - Denley, Madelene; D136 - Lonsdale, Megan; D151 - Johnson, Rev; D219 - Walter, Amy; D240 - Casano, Annette; D251 - heard, walter; D266 - Tawney, Carlotta; D321 - Hicks, Jacob; P130 - goad, Aubrey; P139 - goad, anthony

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM**

Sale to be held at www.storage-treasures.com.

1006 - burgess, Dwayne; 1204 - Riccardi-Sirico, D'Anna; 1212 - Platinum martial arts perez, pia; 1372 - Weeks, Richard; 1516 - Little, Devin; 1813 - White, Moet; 2303 - Riley, Jamie; 2402 - Little, Devin; 2508 - Silva, William

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM**

Sale to be held at www.storage-treasures.com.

A0071 - Erdmann, Willard; B0002 - Chapman, Michael; B0010 - Hurst, William; C1028 - Townsend, Sharee; E1100 - Culmo, Samantha; E1104 - Lee, Monica; E1113 - Meyers, William; E1153 - Del Rio, Betsy; E1161 - Valentin, David; E1168 - Whipkey, Heather; E1204 - Durham, Barry; E1235 - Fort, Amy; E2235 - Smith, Treasann; E2267 - Johnson, Wade; E2273 - Shihadeh, Michael David; E2305 - Wilson, Zippora; E2339 - Timofieiev, Maksym

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM**

Sale to be held at www.storage-treasures.com.

OA104 - Reece, Anne; OA160 - Popovich, George; OA172 - MATHIS, NAKEITLIA; OA219 - Tucker, Erica; OB001 - Popovich, George; OB002 - Popovich, Ladonna; OB010 - Gilmore, Michele; OB023 - Oblitas, Luis; OB031 - diesing, Ashley; OB107 - Dovi, Lupe; OC010 - Perkins, Ladonna r; OC106 - Delgrosso, Lisa; OC124 - Ramos, Alexander; OD001 - Popovich, George; OE008 - Howard, Robert; OE036 - Luna, Harlee; OE115 - Knox, Tracy; OE197 - torres, Yanira; OE243 - Menech, Nicole

**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM**

Sale to be held at www.storage-treasures.com.

071 - Bomhardt, Anne; 072 - Johnson, Akira; 097 - Johnson, Shantel; 133 - Pustulka, John; 154 - Hatch, Mark; 155 - Hatch, Mark; 163 - Hyde, Nichole; 202 - valencia, gina; 215 - Vinales, Sergio; 220 - Miller, Dawn; 243 - Patton, Christian; 243 - Sawyer, Jennifer; 269 - Jusan, Paul; 328 - flynn, lawrence e; 378 - Nevins, Tonya; 388A - Whitson, Natalie; 452 - Moorehead, Susan; 481 - Scyldick, Terry; 537 - Nevins, Tonya; 563 - ourbin, terri

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM**

Sale to be held at www.storage-treasures.com.

1094 - Madore, David; 1102 - Taveras, Sandy; 1123 - Taveras, Sandy; 1180 - Payne, Miriah; 1181 - Hicks, Ashley; 1203 - Wines, Casandra; 2005 - Dix, Jennifer; 2007 - Alix, Kim; 2016 - Mason, Melissa; 2188 - Perez, Jenny; 2203 - Bohannon, Brenda; 2235 - Casique, Ingrid; 3010 - pressley, Kem; 3017 - Drake, Alyssa; 3023 - Gonzalez, Michosotis; 3026 - gonzales, Michael; 3036 - Guzman, Nathan; 3055 - brown, Kyle; 3061 - Woods, Christopher; 3070 - Dees, Richard; 3100 - Norton, Destiny; 3255 - Rivera, Jorge; 3261 - Mathews, Cynthia

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432 Time: 01:15 PM**

Sale to be held at www.storage-treasures.com.

1111 - Canals, Jason; 1198 - Eckenrode, Autumn; 1255 - Eberly, Christopher; 2108 - Ballato, Carol; 2208 - Schweighardt, Rebecca; 2248 - Dey, Michael; 2282 - Collins, Pamela; 2306 - Eckenrode, Autumn; 3262 - Otero, Natasha; 3267 - Bohn, Nicole; 3296 - Juanis, Brittany; 3326 - Lones, Tammy; 6011 - Hnilica, Glenn; 7034 - Perez, Jocksanny

September 6, 13, 2024

24-0615P

FICTITIOUS NAME NOTICE

Notice is hereby given that YARDNIQUE, INC., OWNER, desiring to engage in business under the fictitious name of TEAM MANAGEMENT OF PASCO LOCATED AT 10014 CHAPEL HILL ROAD, MORRISVILLE, NORTH CAROLINA 27560 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.  
September 6, 2024 24-01621P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Sawmill Resort Homeowners Association, Inc. gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105 & 715.109 by Brent Wayne Cooper for the following Travel Trailer on 09/20/2024 at 8:30AM at 21710 US Highway 98 Storage#16, Dade City, FL 33523. Said Landlord reserves the right to accept or reject any and all bids.

2007 COAC VIN#

ITC2B736X71005324

September 6, 13, 2024 24-01617P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-001166-CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**RAYMOND F. O'DRAIN, III**  
**Deceased.**

The administration of the estate of Raymond F. O'Drain, III, deceased, whose date of death was December 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 September 6, 2024.

**Personal Representative:**  
**Raymond F. O'Drain II**  
8623 Knob Hill Ct.  
New Port Richey, Florida 34653  
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  
September 6, 13, 2024 24-01596P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-002437**  
**IN RE: ESTATE OF**  
**ADELE CHARLTON,**  
**Deceased.**

The administration of the estate of ADELE CHARLTON, Deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 September 6, 2024.

**PATRICK CARSON,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165th Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srlawyers.com  
Secondary Email:  
angelica@srlawyers.com  
September 6, 13, 2024 24-01597P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 51-2024-CP-1171-WS**  
**IN RE: ESTATE OF**  
**DEREK C. BARNES**  
**Deceased.**

The administration of the estate of Derek C. Barnes, deceased, whose date of death was September 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**Paula R. Williams**  
6292 Sequoia Drive  
Ypsilanti, Michigan 48197  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatetrustlaw.com  
Secondary E-Mail:  
stacey@flprobatetrustlaw.com  
September 6, 13, 2024 24-01599P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024CP000702CPAXWS**  
**IN RE: ESTATE OF**  
**JAMES HAWTHORNE**  
**Deceased.**

The administration of the estate of James Hawthorne, deceased, whose date of death was February 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 09/06/2024.

**Personal Representative:**  
**/s/ Dawn Dawe**  
**Dawn Dawe**  
11 Madigan Lane  
Manalapan, New Jersey 07726  
Attorney for Personal Representative:  
/s/Mitchell A. Sherman  
Mitchell A. Sherman  
Attorney  
Florida Bar Number: 387551  
111 2nd Ave. NE  
Suite 352  
St. Petersburg, Florida 33701  
Telephone: (727) 486-6350  
Fax: (727) 371-2730  
E-Mail: eservice@mshermanesq.com  
Secondary E-Mail:  
mas@mshermanesq.com  
September 6, 13, 2024 24-01606P

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-1387**  
**IN RE: ESTATE OF**  
**LALE ATKINSON**  
**Deceased.**

The administration of the estate of LALE ATKINSON, deceased, whose date of death was May 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**Damla Bloom**  
10733 Keys Gate Drive  
Riverview, Florida 33579  
Attorney for Personal Representative:  
/s/ Lama Alqasemi  
Lama Alqasemi, Esq.  
Attorney for Petitioner  
Florida Bar Number: 1024651  
BATTAGLIA, ROSS, DICUS  
& McQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 59432  
Primary Email: lalqa@brdlaw.com  
Secondary Email:  
probatecasemgr@brdlaw.com  
September 6, 13, 2024 24-01595P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-001340**  
**IN RE: ESTATE OF**  
**TRAVIS LAVON DYKES,**  
**Deceased.**

The administration of the estate of TRAVIS LAVON DYKES, deceased, whose date of death was April 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: September 6, 2024.

**CHRISTOPHER MORROW-DYKES**  
**Personal Representative**  
3608 Westchester Drive  
Holiday, FL 34691  
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  
September 6, 13, 2024 24-01601P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-001132 WS**  
**IN RE: ESTATE OF**  
**BARBARA JEAN LAYCOCK,**  
**a/k/a BARBARA J. LAYCOCK**  
**Deceased.**

The administration of the estate of BARBARA JEAN LAYCOCK, a/k/a BARBARA J. LAYCOCK, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**/s/ Amanda Grisko**  
**AMANDA K. GRISSKO**  
13616 Deventer Court  
Hudson, Florida 34667  
Attorney for Personal Representative:  
/s/ Lizbeth Potts  
Lizbeth Potts, Esquire  
Florida Bar Number: 0133790  
Lizbeth Potts, P.A.  
9385 North 56th Street, Ste. 311  
Temple Terrace, Florida 33617  
Telephone: (813) 988-9190  
E-Mail: liz@liz-law.com  
E-Mail: elaine@liz-law.com  
September 6, 13, 2024 24-01605P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-001322**  
**IN RE: ESTATE OF**  
**FREDERICK RYDZIK**  
**Deceased.**

The administration of the estate of Frederick Rydzik, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**Shannon M. Caraccia**  
12802 Lake Tree Lane  
Hudson, Florida 34669  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-Mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
Telephone: (727) 842-1001  
September 6, 13, 2024 24-01602P

## --- ESTATE ---

## FIRST INSERTION

**NOTICE OF ADMINISTRATION (intestate)**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP000702CPAXWS  
IN RE: ESTATE OF  
**JAMES HAWTHORNE**  
Deceased.

The administration of the estate of James Hawthorne, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The file number for the estate is 2024CP000702CPAXWS. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

**Personal Representative:**  
/s/ Dawn Dawe  
**Dawn Dawe**  
11 Madigan Lane  
Manalapan, New Jersey 07726  
Attorney for Personal Representative:  
/s/Mitchell A. Sherman  
Mitchell A. Sherman  
Attorney  
Florida Bar Number: 387551  
111 2nd Ave. NE Suite 352  
St. Petersburg, Florida 33701  
Telephone: (727) 486-6350  
Fax: (727) 371-2730  
E-Mail: eservice@mshermanesq.com  
Secondary E-Mail:  
mas@mshermanesq.com  
September 6, 13, 2024 24-01607P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2024CA001484CAAXES

**Division: Y**  
**BUILDERS CAPITAL FINANCE, LLC, a limited liability company, Plaintiff, vs.**  
**MAGA INVESTMENTS OF TAMP A FLORIDA, LLC, a Florida limited liability company, THOMAS HALPERIN, an individual, KEN JACK, an individual, STANFORD R SOLOMON, an individual, ENFIN RESIDENTIAL SOLAR FINANCE I LLC, a foreign limited liability company, AC/DC SOLAR LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, JOTZ INVESTMENT LLC, a Florida limited liability company, AND ALL KNOWN OR UNKNOWN SUB-CONTRACTORS, SUB-SUB-CONTRACTORS, AND MATERIALMEN WHO MAY CLAIM A RIGHT TO FILE A LIEN, and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.**

TO: STANFORD R SOLOMON, an individual  
1881 WEST KENNEDY BLVD., TAMP A, FLORIDA 33606

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

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, run thence West (an assumed bearing) along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 232.57 feet; thence South 495.00 feet, thence East 232.57 feet; thence North 495.00 feet to the Point of Beginning; continue thence West along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 232.57 feet; thence South 495.00 feet, thence East 232.57 feet; thence North 495.00 feet to the Point of Beginning. Subject to an easement for road purposes over and across the North 30.00 feet of the above described property.  
LESS AND EXCEPT THE FOLLOWING:  
For a point of reference at the

Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26, Range 20 East, Pasco County, Florida; run thence North 89 degrees 59'30" West, a distance of 1072.83 feet for a Point of Beginning; thence continue North 89 degrees 59'30" West along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 20.00 feet; thence South 00 degrees 01'30" West, a distance of 495.05 feet; thence South 89 degrees 58'45" East, a distance of 232.85 feet; thence North 00 degrees 00'15" East, a distance of 210.65 feet; thence North 89 degrees 59'09" West, a distance of 212.78 feet; thence North 00 degrees 01'30" East, a distance of 284.43 feet to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, to the action on Plaintiffs counsel Ellison I Lazenby, ATTN: Jason M. Ellison, Esq., 150 2nd Avenue N., Suite 1770, St. Petersburg, Florida 33701, by 10/07/24 (30 days from date of first publication of this Notice) and file the original with the Clerk of this Court before service on Plaintiffs counsel, or immediately thereafter. If you fail to do so, a default 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 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: August 29, 2024  
CLERK OF THE COURT  
Nikki Alvarez-Sowles  
SEAL  
Deputy Clerk: Haley Joyner  
Jason M. Ellison, Esq.  
Ellison I Lazenby  
150 2nd Avenue North Suite 1770  
St. Petersburg, Florida 33701  
(727) 362-6151  
September 6, 13, 2024 24-01590P

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
Case #: 2023CA004974CAAXES  
DIVISION: J4

**Wells Fargo Bank, N.A. Plaintiff, vs.- Shannon Haigh; Unknown Spouse of Shannon Haigh; US Solar Squared LLC dba US Solar; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004974CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Shannon Haigh are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on October 2, 2024, the following described property as set forth in said Final Judgment, to-wit:  
LOT 233, BEAR CREEK SUB-

## FIRST INSERTION

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

**CASE NO. 2024CA00172CAAXWS**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. CYNTHIA PASSAFIUME AND KEITH PASSAFIUME, et al. Defendant(s).**  
TO: KEITH PASSAFIUME, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 143, RESERVE AT MEADOW OAKS, UNIT TWO, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 132 THRU 135, INCLUSIVE IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/07/2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

## FIRST INSERTION

**NOTICE OF JUDICIAL SALE**  
PURSUANT TO 45.031, FLA. STAT. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

**CASE NO.: 51-2021-CA-002518**  
**REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. LOUIS A. ALEXANDER, et al., Defendants.**  
To Defendants, LOUIS A. ALEXANDER, OAK CREEK OF PASCO COUNTY HOMEOWNER'S ASSOCIATION, INC., THE INDEPENDENT SAVINGS PLAN COMPANY, UNKNOWN TENANT IN POSSESSION NO. 1, UNKNOWN TENANT IN POSSESSION NO. 2, and all others whom it may concern: Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered on August 2, 2024, in Case No.: 51-2021-CA-002518 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE is the Plaintiff, and LOUIS A. ALEXANDER, et al., are the Defendants, the Pasco County Clerk of the Court, will sell at public sale the following described real property located in Pasco County:  
Lot 539, OAK CREEK PHASE THREE, according to the map or plat thereof as recorded in Plat Book 65, Page 85, Public Records of Pasco County, Florida.  
The above property will be sold on October 7, 2024, at 11:00 a.m. EST to the highest and best bidder online at www.pasco.realforeclose.com in accordance with § 45.031, Fla. Stat. Any person

claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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 August 30, 2024.  
WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.  
329 Park Avenue North, Second Floor  
Post Office Box 880  
Winter Park, FL 32790-0880  
Attorneys for Plaintiff  
Telephone: (407) 423-4246  
Fax: (407) 645-3728  
/s/Michael C. Caborn  
Michael C. Caborn  
Florida Bar No.: 0162477  
mcaborn@whw.com  
September 6, 13, 2024 24-01594P

demanding in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this August 30, 2024

CLERK OF THE CIRCUIT COURT (SEAL)  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-203097  
September 6, 13, 2024 24-01592P

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No.

**2023CA004990CAAXWS**  
**Freedom Mortgage Corporation, Plaintiff, vs. Wendy Carson, et al., Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 29th day of October, 2024, the following described property as set forth in said Final Judgment, to wit:  
LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED

## FIRST INSERTION

IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID: 23-24-16-0080-00000-0010  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 30th day of August, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F02252  
September 6, 13, 2024 24-01588P

## FIRST INSERTION

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

**CASE NO.: 2024CA00172CAAXES**  
**FREEDOM MORTGAGE CORPORATION Plaintiff, vs.**

**MICHAEL W. ALDERMAN A/K/A MIKE ALDERMAN A/K/A MIKE W. ALDERMAN AND LISA K. RICKMEYER, ET AL., DEFENDANT(S).**

TO: Lisa K. Rickmeyer  
Last Known Address: 40817 Jerry Rd, Zephyrhills, FL 33540  
Current Residence: UNKNOWN

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

THE EAST 320 FEET OF TRACT 47, CRYSTAL SPRINGS COLONY FARMS OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 24, LESS AND EXCEPT THE SOUTH 10 FEET CONVEYED TO PASCO COUNTY BY DEED RECORDED IN O.R. BOOK 767, PAGE 733, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before OCTOBER 7TH, 2024, within or before a date

at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this August 29, 2024

NIKKI ALVAREZ-SOWLES, ESQ. (SEAL) Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,  
210 N. University Drive, Suite 900,  
Coral Springs, FL 33071  
September 6, 13, 2024 24-01591P

## FIRST INSERTION

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

**2024CA001282CAAXWS**  
**LINDA ATTWATER, Plaintiff, v. KAREN CAPPS and UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendant(s).**

TO: KAREN CAPPS and all parties claiming an interest to any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title to real property located in Pasco County, Florida, which is more particularly described as:

Lot 514 and the South 10 feet of Lot 513, BEACON SQUARE, UNIT FIVE, according to the map or plat thereof as recorded in Plat Book 8, Page 103, of the Public Records of Pasco County, Florida  
Property Appraiser's Parcel ID no.: 19-26-16-006B-00000-5140  
having the street address of 4119 BEACON SQUARE DRIVE, HOLIDAY, FL 34691.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's attorney WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP, 111 N. Orange Ave., Ste. 800, ORLANDO, FL 32801 within thirty days after the first publication of this notice, to wit

October 14, 2024, and to file the original with the Clerk of the Court, 7530 Little Rd., New Port Richey, FL 34654 either before service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL of this Court on the August 29, 2024

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
SEAL  
Deputy Clerk: Haley Joyner  
WESLEY T. DUNAWAY, ESQ., KOVAR LAW GROUP,  
111 N. Orange Ave., Ste. 800,  
ORLANDO, FL 32801  
September 6, 13, 20, 27, 2024  
24-01589P

IV20906\_V11

**SAVE TIME**

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

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001039  
IN RE: ESTATE OF  
**DARRYL WILLIAM PADGETT**  
A/K/A DARRYL W. PADGETT  
A/K/A DARRYL PADGETT,  
Deceased.

The administration of the Estate of Darryl William Padgett a/k/a Darryl W. Padgett a/k/a Darryl Padgett, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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 September 6, 2024.

**Personal Representative:**  
**Cherrie L. Padgett**

10109 Shadow Oaks Circle, Lot 53  
Riverview, Florida 33569  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
abby@atcauselaw.com  
September 6, 13, 2024 24-01630P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2024-CP-1385-WS  
IN RE: ESTATE OF  
**ANN SARAH HARRISON**  
a/k/a ANN HARRISON  
Deceased.

The administration of the estate of Ann Sarah Harrison a/k/a Ann Harrison, deceased, whose date of death was February 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 September 6, 2024.

**Personal Representative:**  
**Jamie A. Byrnes**

7020 Brentwood Drive  
Port Richey, Florida 34668  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobateustlaw.com  
Secondary E-Mail:  
stacey@flprobateustlaw.com  
September 6, 13, 2024 24-01631P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001409CPAXES  
Division X  
IN RE: ESTATE OF  
**JOHN ROSS**  
A/K/A JACK ROSS  
Deceased.

The administration of the estate of John Ross a/k/a Jack Ross, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**John A. Williams, Esq.**

Florida Bar No. 0486728  
The Law Offices of John A. Williams, PLLC  
7408 Van Dyke Road  
Odessa, Florida 33556  
Office (813) 402-0442  
Fax (813) 210-8514  
E-Mail: john@johnawilliamsllaw.com  
Secondary E-Mail:  
ms@johnawilliamsllaw.com  
Secondary E-Mail:  
service@johnawilliamsllaw.com  
September 6, 13, 2024 24-01609P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
UCN#:  
51-2024-CP-001265-CPAXWS  
Ref. No.: 2024-CP-001265-CPAXWS  
IN RE: ESTATE OF  
**SHIRLEY G. COHEN,**  
Deceased.

If you have been served with a copy of this NOTICE and you have any claim or demand against the Decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.

The address of the court where this probate is pending is 7530 Little Road, New Port Richey, Florida 34654.

The Personal Representative 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 F.S. §§ 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.

The date of death of the Decedent is June 26, 2024.

The date of first publication of this NOTICE is September 6, 2024.

/s/ Cynthia I. Rice  
Cynthia I. Rice, Esq.  
CYNTHIA I. RICE, P.A.  
1744 N. Belcher Rd., Ste. 200  
Clearwater, FL 33765  
Tel.: (727) 799-1277  
Fax: (727) 799-1276  
crice@criceclaw.com  
FBN0603783/SPN648738  
Attorneys for Personal Representative  
September 6, 13, 2024 24-01608P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
51-24-CP-001047-CP-AXES  
Division PROBATE  
IN RE: ESTATE OF  
**ROBERT GLENN PRATTEN**  
Deceased.

The administration of the estate of ROBERT GLENN PRATTEN, deceased, whose date of death was May 21, 2024; File Number 51-2024-CP-001047 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: September 6, 2024.

/s/ **Michael J. Pratten**  
**MICHAEL J. PRATTEN**

**Personal Representative**  
P.O. Box 815  
Grand Canyon, AZ 86023  
WILLIAM K. LOVELACE  
Attorney for Personal Representative  
E-Mail: fordlove@tampabay.rr.com  
Florida Bar No. 0016578  
SPN# 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave.  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
September 6, 13, 2024 24-01611P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP000861CPAXES  
IN RE: ESTATE OF  
**MICHAEL E. GARDNER** aka  
**MICHAEL E. GARDNER, SR.,**  
Deceased.

The administration of the estate of Michael E. Gardner aka Michael E. Gardner Sr., deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 6, 2024.

**Personal Representatives:**  
**Tammy L. Steppenbacher**

2051 Samuel Drive  
Brunswick, OH 44212  
**Michele Lynn Dye**  
8232 Hallee Circle  
N. Ridgeville, OH 44039  
**Michael Edward Gardner, Jr.**  
346 Mack Hollow Road  
Georgetown, PA 15043  
Attorney for Personal Representatives:  
Elizabeth M. Bux  
Email Addresses:  
rbux@wblawmedina.com  
Florida Bar No. 1001016  
105 W. Liberty St  
Medina, OH 44256  
Telephone: (330) 725-6666  
September 6, 13, 2024 24-01610P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001316CPAXES  
IN RE: ESTATE OF  
**ROBERT J. BRENNAN,**  
Deceased.

The administration of the estate of Robert J. Brennan, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 September 6, 2024.

**Personal Representative:**  
**Jeremiah Brennan**

13 Cornwall Drive  
Newark, Delaware 19711  
Attorney for Personal Representative:  
Dana M. Apfelbaum  
Florida Bar Number: 73947  
Tyler G. Puttick  
Florida Bar Number: 111713  
Dean, Mead, Minton & Moore  
3240 Cardinal Drive, Suite 200  
Vero Beach, Florida 32963  
Telephone: (772) 234-8344  
Facsimile: (772) 234-8339  
Primary E-mail:  
dapfelbaum@deanmead.com  
Attorney E-mail:  
tputtick@deanmead.com  
Secondary E-mail:  
probate@deanmead.com  
September 6, 13, 2024 24-01598P

FIRST INSERTION

**NOTICE OF ADMINISTRATION**  
(intestate)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001316CPAXES  
IN RE: ESTATE OF  
**ROBERT J. BRENNAN,**  
Deceased.

The administration of the estate of Robert J. Brennan, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The file number for the estate is 2024CP001316CPAXES. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

The date of first publication of this notice is September 6, 2024.

**Personal Representative:**  
**Jeremiah Brennan**

13 Cornwall Drive  
Newark, Delaware 19711  
Attorney for Personal Representative:  
Dana M. Apfelbaum  
Florida Bar Number: 73947  
Tyler G. Puttick  
Florida Bar Number: 111713  
Dean, Mead, Minton & Moore  
3240 Cardinal Drive, Suite 200  
Vero Beach, Florida 32963  
Telephone: (772) 234-8344  
Facsimile: (772) 234-8339  
Primary E-mail:  
dapfelbaum@deanmead.com  
Attorney E-mail:  
tputtick@deanmead.com  
Secondary E-mail:  
probate@deanmead.com  
September 6, 13, 2024 24-01600P

**PUBLISH YOUR LEGAL NOTICE**

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

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



FIRST INSERTION

**NOTICE TO CREDITORS**  
RE: **GREGORY J. HANSON,**  
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT  
The above-named Decedent, established a Living Trust, entitled GREGORY J. & MARIE E. HANSON LIVING TRUST, dated JULY 14, 2014.

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is September 6, 2024.

**ANTHONY V. HANSON, Trustee**

991 Synacia Dr.  
Mineral Bluff GA 30559  
813-310-6086  
September 6, 13, 2024 24-01604P

FIRST INSERTION

**NOTICE TO CREDITORS**  
RE: **AUGUSTA L. LEWIS,**  
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT  
The above-named Decedent, established a Living Trust, entitled AUGUSTA L. LEWIS LIVING TRUST, dated JANUARY 27, 2004

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is September 6, 2024.

**PRINCESS ROCHELL, Trustee**

2163 Linwood Ave,  
Spring Hill FL 34608  
813-898-3676  
September 6, 13, 2024 24-01603P



**Who benefits from legal notices?**

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

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

## --- ACTIONS ---

## FIRST INSERTION

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

**CASE NO.: 2024-CA-001615**  
**DLC MORTGAGES III, LLC,**  
**Plaintiff, vs.**  
**THE UNKNOWN SPOUSE, HEIRS,**  
**DEVEISEES, BENEFICIARIES,**  
**GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL**  
**OTHER PARTIES**  
**CLAIMING AN INTEREST**  
**BY, THROUGH, UNDER OR**  
**AGAINST THE ESTATE OF BETTY**  
**SYLVESTER, DECEASED, et al.,**  
**Defendants.**

TO: THE UNKNOWN SPOUSE,  
HEIRS, DEVEISEES, BENEFICIARIES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN  
INTEREST, THROUGH, UNDER OR  
AGAINST THE ESTATE OF BETTY  
SYLVESTER, DECEASED

Whose last known residence(s) is:  
7625 Farmlawn Dr, Port Richey, FL  
34668

And ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH,  
UNDER AND AGAINST THE  
HEREIN NAMED INDIVIDUAL  
DEFENDANT(S) WHO ARE NOT  
KNOWN TO BE DEAD OR ALIVE,  
WHETHER SAID UNKNOWN PARTIES  
MAY CLAIM AN INTEREST AS  
SPOUSE, HEIRS, HEIRS OF THE  
NAMED DEFENANTS, DEVEISEES,  
GRANTEES, BENEFICIARIES OR  
OTHER CLAIMANTS

Whose last known residence(s) is/are:  
Unknown

YOU ARE HEREBY required to file  
your answer or written defenses, if any,  
in the above proceeding with the Clerk  
of this Court, and to serve a copy there-  
of upon Plaintiff's attorney, Damian G.  
Waldman, Esq., Law Offices of Damian G.  
Waldman, P.A., PO Box 5162, Largo,  
FL 33779, telephone (727) 538-4160,  
facsimile (727) 240-4972, or email to  
service@dwardmanlaw.com, within  
thirty (30) days of the first publication  
of this Notice or by 10/07/24, the nature  
of this proceeding being a suit for  
foreclosure of mortgage against the fol-

lowing described property, to wit:  
LOT 1153, REGENCY PARK  
UNIT 6, ACCORDING TO THE  
MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
13, PAGES 22 AND 23, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.  
NWA 7625 FARMLAWN DRTVE,  
PORT RICHEY, FL 34668

If you fail to file your response or answer,  
if any, in the above proceeding with the  
Clerk of this Court, and to serve a copy  
thereof upon the Plaintiff's attorney,  
Damian G. Waldman, Esq., Law Offices of  
Damian G. Waldman, P.A., PO Box 5162,  
Largo, FL 33779, telephone (727) 538-4160,  
facsimile (727) 240-4972, or email to  
service@dwardmanlaw.com, within thirty  
(30) days of the first publication of this  
Notice, a default will be entered against  
you for the relief demanded in the  
Complaint or petition.

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

DATED at Pasco County this 29 day  
of August, 2024.

Clerk of the Circuit Court  
By /s/ Melanie Gray  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A.,  
PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160,  
facsimile (727) 240-4972, email  
service@dwardmanlaw.com,  
September 6, 13, 2024 24-01593P

## SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES ---

## SECOND INSERTION

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

**CASE NO. 2024CA001142CAAXES**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**NAKAYSHA PULLEN, et al.,**  
**Defendant.**

To the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UNDER,  
AND AGAINST ESTATE OF SHARON  
A. SAMPSON A/K/A SHARON  
ARNOLD SAMPSON A/K/A SHARON  
R. ARNOLD, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM  
AN INTEREST AS SPOUSES, HEIRS,

DEVEISEES, GRANTEES OR OTHER  
CLAIMANTS  
ADDRESS: UNKNOWN  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the following  
described property in Pasco County,  
Florida:

LOT 18, MAR-MOCE ADDITION,  
ACCORDING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN PLAT BOOK  
19, PAGES 143 AND 144, 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 Rayermer Leibert Pierce,  
LLC, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the  
original with the Clerk of the above-  
styled Court on or before SEPTEMBER  
30TH, 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 sched-

uled appearance is less than 7 days; if  
you are hearing or voice impaired, call  
711.

WITNESS my hand and seal of said  
Court this August 27, 2024.

CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
BY: Haley Joyner  
Deputy Clerk

MCCALLA RAYMER LEIBERT  
PIERCE, LLC  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
24-09088FL  
Aug. 30; Sept. 6, 2024 24-01583P

## 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.**  
**23-CA-003445-CA-AX/WS**

**FLAGSTAR BANK, N.A.,**  
**Plaintiff, vs.**  
**MAXWELL A. NEWMAN; BEACON**  
**WOODS EAST HOMEOWNERS'**  
**ASSN., INC.; BEACON WOODS**  
**EAST MASTER ASSOCIATION,**  
**INC.; UNKNOWN TENANT NO.**  
**1; UNKNOWN TENANT NO. 2;**  
**and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to a Uniform Final Judgment of  
Foreclosure dated August 15, 2024,  
and entered in Case No. 23-CA-  
003445-CA-AX/WS of the Circuit  
Court in and for Pasco County, Florida,  
wherein FLAGSTAR BANK, N.A. is  
Plaintiff and MAXWELL A. NEWMAN;  
BEACON WOODS EAST HOMEOWNERS'  
ASSN., INC.; BEACON WOODS EAST  
MASTER ASSOCIATION, INC.; UNKNOWN  
TENANT NO. 1; UNKNOWN TENANT  
NO. 2; and ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY, THROUGH,  
UNDER OR AGAINST A NAMED DEFENDANT  
TO THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
are Defendants, NIKKI ALVAREZ-  
SOWLES, ESQ., the Clerk of the  
Circuit Court, will sell to the highest and  
best bidder for cash online at www.  
pasco.realforeclose.com, at 11:00  
a.m., on October 1, 2024, the following  
described property as set forth in

said Order or Final Judgment, to-wit:  
LOT 265, CLAYTON VILLAGE  
PHASE 2, ACCORDING TO THE MAP OR PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 17, PAGE(S)  
95 THROUGH 99, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.

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

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

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

DATED August 22, 2024.  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail:  
answers@dallegal.com  
By: /s/ Lisa Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
1691-192512 / NSO  
Aug. 30; Sept. 6, 2024 24-01581P

## SECOND INSERTION

**RE-NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**6TH JUDICIAL CIRCUIT IN AND**  
**FOR PASCO COUNTY, FLORIDA**

**CASE NO.: 2018CA002487**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**TRUSTEE FOR HSI**

**ASSET SECURITIZATION**  
**CORPORATION TRUST 2006**  
**OPT4, MORTGAGE-PASS-**  
**THROUGH CERTIFICATES,**  
**SERIES 2006-OPT4,**  
**Plaintiff, vs.**

**PATRICIA COOLEY A/K/A**  
**PATRICIA GIULIA COOLEY A/K/A**  
**PATRICIA GIULIA COOLEY A/K/A**  
**PATRICIA BERARDI; KENNETH**  
**K. COOLEY; UNITED STATES**  
**OF AMERICA, DEPARTMENT**  
**OF THE TREASURY - INTERNAL**  
**REVENUE SERVICE; PASCO**  
**COUNTY, FLORIDA,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN  
pursuant to the order of Uniform  
Final Judgment of Foreclosure dated  
March 2, 2023, and entered in Case  
No. 2018CA002487 of the Circuit  
Court of the 6th Judicial Circuit in  
and for Pasco County, Florida, where-  
in Deutsche Bank National Trust  
Company, as Trustee for HSI Asset  
Securitization Corporation Trust 2006  
OPT4, Mortgage-Pass-Through Certifi-  
cates, Series 2006-OPT4, is Plaintiff  
and Patricia Cooley A/K/A Patricia G.  
Cooley A/K/A Patricia Giulia Cooley  
A/K/A Patricia Berardi; Kenneth  
K. Cooley A/K/A Kenneth Cooley;  
United States of America, Depart-  
ment Of The Treasury - Internal Re-  
venue Service; Pasco County, Florida;  
Pasco County, Florida a/k/a Kenneth  
Cooley, are Defendants, the Office of  
the Clerk, Pasco County Clerk of the  
Court will sell via online auction at  
www.pasco.realforeclose.com at 11:00  
A.M. on the 26th day of September,  
2024, the following described property  
as set forth in said Final Judgment,

to wit:  
LOTS 17, 18, 19, 20 AND 21,  
BLOCK 6, LAKE WORRELL  
ACRES, UNIT TWO, ACCORDING  
TO THE PLAT THEREOF AS RECORDED  
IN PLAT BOOK 4, PAGE(S) 83, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.

Property Address: 8539 Broad  
Street, New Port Richey, Florida  
34654

and all fixtures and personal property  
located therein or thereon, which are  
included as security in Plaintiff's mort-  
gage.

Any person claiming an interest in  
the surplus funds 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 Pasco County Human  
Resources Office, 8731 Citizens  
Drive, Suite 330, New Port Richey  
FL 34654, (727) 847-8103 (V) at least 7  
days before your scheduled court  
appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is  
less than 7 days; if you are hearing or  
voice impaired, call 711.

Dated: 8/27/2024  
McCabe, Weisberg & Conway, LLC  
By: /s/ Craig Stein  
Craig Stein, Esq.  
FL Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place,  
Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 18-400534  
Aug. 30; Sept. 6, 2024 24-01582P

## --- PUBLIC SALES ---

## SECOND INSERTION

**Affordable Secure Storage - Hudson**  
**Public Notice**  
**Notice of Sale**

Affordable Secure Storage-Hudson  
8619 New York Ave. Hudson, FL  
34667 727-862-6016. Personal prop-  
erty consisting of household goods,  
boxes and other personal property  
used in home, office or garage will be  
sold or otherwise disposed of at public  
sale on the dates & times indicated  
below to satisfy Owners Lien for rent  
& fees due in accordance with Florida  
Statutes: Self-Storage Act, Sections  
83. 806 & 83. 807. All items or spac-

es may not be available for sale. Cash  
only for all purchases & tax resale  
certificates required if applicable.

AC13: Dakota Herrin  
H15: Emily Cuevas  
M04: Michael Snella  
N06: Kurt King  
O04: Nicole Slavik

## SALE NOTICE

Your GOODS WILL BE SOLD AT  
A ONLINE PUBLIC SALE www.  
storage-treasures.com ON September  
14, 2024 AT OR AFTER: 11:00  
AM. EST.

Aug. 30; Sept. 6, 2024 24-01580P

## FOURTH INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024DR42016WS**  
**DIVISION 21**

IN THE MATTER OF THE  
ADOPTION OF

TO: Tremaine Marquis Caldwell,  
Respondent's last known address un-  
known

YOU ARE HEREBY NOTIFIED  
that an action for adoption has been  
filed against you in this Court. You are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Byron Ja-  
von Humphrey, whose address is 5429  
Baroque Dr, Holiday, FL 34690, on or  
before 09/16/24, and file the original  
with the Clerk of this Court at 7530  
Little Rd; New Port Richey, FL 34654  
33701, before service on the Petitioner

or immediately thereafter. If you fail to  
do so, a default may be entered against  
you for the relief demanded in the Peti-  
tion for Adoption.

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  
request.

You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Notice of  
Current Address, Florida Supreme  
Court Approved Family Law Form  
12.915.) Future papers in this lawsuit  
will be mailed to the address on record  
at the Clerk's office.

Dated: 08/16/24  
CLERK OF THE CIRCUIT COURT  
By: /s/  
Deputy Clerk  
Aug. 16, 23, 30; Sept. 6, 2024  
24-01518P

## FOURTH INSERTION

**MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD**  
**OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Magnolia Island Community Development District  
("District") intends to use the uniform method of collecting non-ad valorem special  
assessments to be levied by the District pursuant to Section 197.3632, Florida  
Statutes. The Board of Supervisors of the District will conduct a public hearing on  
September 9, 2024, at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel,  
26640 Silver Maple Pkwy, Wesley Chapel, FL 33544.

The purpose of the public hearing is to consider the adoption of a resolution  
authorizing the District to use the uniform method of collecting non-ad valorem  
special assessments ("Uniform Method") to be levied by the District on properties  
located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing,  
acquiring, maintaining and/or operating community development facilities,  
services and improvements within and without the boundaries of the District,  
which may consist of, among other things, recreational facilities, stormwater man-  
agement improvements, irrigation, landscape, roadways, and other lawful improve-  
ments or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear  
at the public hearing and be heard regarding the use of the Uniform Method. This  
hearing is open to the public and will be conducted in accordance with the provi-  
sions of Florida law. The public hearing may be continued to a date, time, and loca-  
tion to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by  
speaker telephone. Pursuant to provisions of the Americans with Disabilities Act,  
any person requiring special accommodations at this meeting because of a disability  
or physical impairment should contact the District Office, c/o Wrathell, Hunt and  
Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)  
571-0010, at least three 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 Office.

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

District Manager  
August 16, 23, 30; September 6, 2024 24-01512P

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

**CALL 941-906-9386**

and select the appropriate County name from the menu option OR e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**



## Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ACTIONS / SALES ---

SECOND INSERTION

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

**CASE NO. 2024CA001001CAAXWS** NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

**KARLA POWELL WIGGINS; UNKNOWN SPOUSE OF KARLA POWELL WIGGINS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC, INC.; GOODLEAP, LLC; MV REALTY PBC, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,** Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 25, 2024 and entered in Case No. 2024CA001001CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and KARLA POWELL WIGGINS; UNKNOWN SPOUSE OF KARLA POWELL WIGGINS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ISPC, INC.; GOODLEAP, LLC; MV REALTY PBC, LLC; are defendants. NIKKI ALVAREZ-SOWLES, 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 September 23, 2024, the following described property as set forth

in said Final Judgment, to wit: LOT 141, HOLIDAY GARDENS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 25, 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.

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 22nd day of August 2024. Eric Knopp, Esq. Bar No.: 709921 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.: 24-00087 NML Aug. 30; Sept. 6, 2024 24-01557P

SECOND INSERTION

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

**CASE NO.: 2024 CA 002058** MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY E. CHAMBLEE, DECEASED; et al.,** Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignees, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Mary E. Chamblee, Deceased

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

LOT 63, GRAND VIEW PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 77, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray

Beach, FL 33484, on or before September 30th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 26th, 2024. As Clerk of the Court By: Haley Joyner As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-1246B Ref# 9018 Aug. 30; Sept. 6, 2024 24-01553P

SECOND INSERTION

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

**CASE NO: 23-CC-4365** CALIENTE MASTER ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs.

**AGUIEUS LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 No. 103 in Building I, of CALIENTE APARTMENTS CONDOMINIUM, and being further described in that certain Declaration of Condominium recorded 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 Picasso Court, #103, Land O'Lakes, Florida, 34637.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on September 26, 2024.

Any person claiming an interest in

the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 26th day of August, 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 Aug. 30; Sept. 6, 2024 24-01554P

SECOND INSERTION

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

**CASE NO. 2024CA000906CAAXWS** SOUTHSTATE BANK, N.A. a national banking association, f/k/a SOUTH STATE BANK, N.A., Plaintiff, vs.

**LAUREL ANN MARIE CHAVEZ, UNKNOWN SPOUSE OF LAUREL ANN MARIE CHAVEZ, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2,** Defendants.

Notice is hereby given that pursuant to the uniform default final judgment of foreclosure dated August 20, 2024 in case number 2024CA000906CAAXWS in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., as Plaintiff, and LAUREL ANN MARIE CHAVEZ, UNKNOWN SPOUSE OF LAUREL ANN MARIE CHAVEZ, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, are Defendants, I will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m. on the 2nd day of October, 2024, the following described real and personal property as set forth in said final judgment, to wit:

Lot 16, ODESSA GARDENS, according to the map or plat

thereof as recorded in Plat Book 6, Page 30, together with an undivided 1/43rd interest in and to Lot 43, in said ODESSA GARDENS, Public Records of Pasco County, Florida.

Together with a 2000 double-wide mobile home, VIN #GM-HGA6499900557A and VIN #GMHGA6499900557B.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff Aug. 30; Sept. 6, 2024 24-01558P

SECOND INSERTION

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

**Case No.: 2023-CA-000012-WS** JERALD T. HIGGS Plaintiff(s), vs.

**JEFFREY W. NICHOLS, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order Vacating Order Authorizing Sale of Property dated August 22, 2024, entered in Civil Case No. 2023-CA-000012-WS of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida, wherein the Clerk shall sell the property at public sale to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on October 8, 2024, the following described property as set forth in said Order Vacating Order Authorizing Sale of Property, to-wit:

LOT B of map of the unplatted lands in the H. R. NICKS SUBDIVISION, as appears on record in Plat Book 4, Page 39, Public Records of Pasco County, Florida, TOGETHER WITH the adjoining 15 feet of the road termed "Boulevard" vacated by the City of New Port Richey in Resolution recorded in O.R. Book 787, Pages 852-853, Public Records of Pasco County, Florida.

Parcel ID#: 32-25-16-0290-00000-00B1

Property Address: 5411 Baylea Avenue, Port Richey, Florida 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

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 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE, PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 7530 Little Road, New Port Richey, Florida 34654. IF YOU ARE HEARING IMPAIRED CALL: 1-800-955-8771; IF YOU ARE VOICE IMPAIRED CALL: 1-800-955-8770

DATED at New Port Richey, Florida, this 26th day of August, 2024. LAW OFFICES OF STEVEN K. JONAS, P.A.

Attorney for Plaintiff 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 /s/ Steven K. Jonas STEVEN K. JONAS, Esq. FBN: 0342180 Aug. 30; Sept. 6, 2024 24-01556P

SECOND INSERTION

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

**FLORIDA**

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

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated June 7, 2024 and an Order Sustaining Defendant's Objection to Sale and Certificate of Title and Order Resetting Sale dated August 12, 2024, issued in and for Pasco County, Florida, in Case No. 2018CA000597, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF EFP CAPITAL TRUST, SERIES 2022-2 is the Plaintiff, and CHRISTOPHER J CHESNEY, UNKNOWN SPOUSE OF CHRISTOPHER J. CHESNEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A CLAIRE VEGA are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOLWES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 26, 2024, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 756, ALOHA GARDENS, UNIT SEVEN, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 132, 133 AND 134, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3303 Eisenhower Drive, Holiday, FL 34691

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

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

Dated: This 26th day of August, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Aug. 30; Sept. 6, 2024 24-01555P

SECOND INSERTION

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

**CASE NO.: 2024-CA-000316** M&T BANK, Plaintiff, v. STACEY LYNN KITTLE A/K/A STACEY L. KITTLE, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on September 23, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 56, Block V2, HIGHLANDS PHASE ONE, according to the Map or Plat thereof, as recorded in Plat Book 51, Page(s) 8 through 13, inclusive, of the Public Records of Pasco County, Florida.

Property Address: 14611 Potterton Circle, Hudson, FL 34667 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 23rd day of August, 2024.

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Aug. 30; Sept. 6, 2024 24-01560P

SECOND INSERTION

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

**CASE No. 2023-CA-000686-CAAXWS** BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS.

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEE, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONAC (DECEASED), ET AL. DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 22, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on September 26, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

LOT 25, HILLDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 108 AND 109, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmpllc.com By: /s/ Kyle Melanson Kyle Melanson, Esq. FBN 1017909 Our Case #: 23-000065 Aug. 30; Sept. 6, 2024 24-01561P

SECOND INSERTION

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

**CASE NO.: 2023CA005005CAAXES** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

**COY HOWARD; UNKNOWN SPOUSE OF COY HOWARD; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 19, 2024, entered in Civil Case No.: 2023CA-005005CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and COY HOWARD; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A HEATHER HOWARD, are Defendants. NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 21st day of October, 2024, the following described real property as set forth in said Judgment, to wit:

LOTS 5 AND 6, BLOCK I, KANAWHA VILLAGE ADDITION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 2006 PALM HARBOR HOMES

MOBILE HOME BEARING IDENTIFICATION NUMBERS PH0916252AFL AND PH0916252BFL AND TITLE NUMBERS 0095176329 AND 0095176389.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

Dated: August 22, 2024 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-51014 Aug. 30; Sept. 6, 2024 24-01559P

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1147  
IN RE: ESTATE OF  
JOHN W. BARRY AKA JOHN  
WILLIAM BARRY, SR.  
Deceased.

The administration of the estate of JOHN W. BARRY AKA JOHN WILLIAM BARRY, SR., deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 August 30, 2024.

**Personal Representative:**  
**PATRICIA J. ELLIOTT**  
23256 Mystic Forest Dr.  
Novi, Michigan 48375  
Attorney for Personal Representative:  
CHRISTINA KANE  
Attorney  
Florida Bar Number: 97970  
LYONS LAW GROUP PA  
8362 Forest Oaks Blvd.  
Spring Hill, FL 34606  
Telephone: (352) 515-0101  
Fax: (352) 616-0055  
E-Mail: ckane@lyonslawgroup.com  
Secondary E-Mail:  
cyndi@lyonslawgroup.com  
Aug. 30; Sept. 6, 2024 24-01563P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
RE: DOLORES A. RIEGER,  
Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled DOLORES A. RIEGER LIVING TRUST DATED NOVEMBER 13, 2023, died on JULY 25, 2024

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is August 30, 2024.

**WILLIAM J. FORD, Trustee**  
7193 Old Talley Rd. Lot 11,  
San Antonio TX 78253  
210-774-9363  
Aug. 30; Sept. 6, 2024 24-01564P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR PASCO  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 2024-CP-000913  
IN RE: ESTATE OF  
Lovell Ernest Geddes III,  
Decedent.

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

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 August 30, 2024.

**Personal Representative:**  
**Allison Geddes**  
6227 12th Avenue  
New Port Richey, FL 34653  
Attorney for Personal Representative:  
Douglas G. Jackson, Esq.  
djackson@GetYourLegalAction.com  
sbechtel@getyourlegalaction.com  
Florida Bar Number: 98591  
The Law Firm of Douglas G. Jackson,  
P.A.  
P.O. Box 13596  
St. Petersburg, FL 33733  
Telephone: 800-704-6045  
Fax: 727-614-8445  
Aug. 30; Sept. 6, 2024 24-01562P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001194CPAXES  
Division: Probate Division  
IN RE: ESTATE OF  
ALLA RASHAS  
Deceased.

The administration of the estate of Alla Rashas, deceased, whose date of death was September 21, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD 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 August 30, 2024, 2024.

**Personal Representative**  
**Michael Rashes**  
22754 Penny Loop  
Land O' Lakes, Florida 34639  
Attorney for Personal Representative  
Gaetano D'Anna, Esq.  
Florida Bar Number: 1015789  
2202 N. Westshore Blvd.  
Ste 200  
Tampa, FL 33607  
Telephone: (813) 922-5293  
E-Mail: Gaetano@awslaw.org  
Secondary E-Mail:  
Service@awslaw.org  
Aug. 30; Sept. 6, 2024 24-01566P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512024CP001314CPASWS  
Division Probate  
IN RE: ESTATE OF  
PATRICIA C. BAIRD,  
Deceased.

The administration of the estate of Patricia C. Baird, deceased, whose date of death was July 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 August 30, 2024.

**Personal Representative:**  
**Francis W. Baird**  
6095 Wrought Road  
Prattsburgh, NY 14873  
Attorney for Personal Representative:  
John W. Hudzietz II, Esq.  
E-Mail Addresses:  
emancinilaw@gmail.com  
Florida Bar No. 0844039  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, FL 34669  
Telephone: (727) 857-9400  
Aug. 30; Sept. 6, 2024 24-01586P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 51-2024CP001229  
IN RE: THE ESTATE OF  
ROBERT JOHN JOHNSON a/k/a  
Robert J. Johnson,  
deceased.

The administration of the estate of ROBERT JOHN JOHNSON, a/k/a ROBERT J. JOHNSON, deceased, whose date of death was February 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 August 30, 2024.

**/s/ Kristina Marie Bryans**  
**KRISTINA MARIE BRYANS**  
Personal Representative  
8337 76th Avenue  
Seminole, Florida 33777  
**/s/ Steven Meiller**  
STEVEN MEILLER, ESQUIRE  
Florida Bar Number: 0846340  
12000 U.S. Hwy. 19  
Hudson, Florida 34667  
Telephone: (727) 869-9007  
E-Mail: steveslad@gmail.com  
Attorney for Personal Representative  
Aug. 30; Sept. 6, 2024 24-01565P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001158-ES  
IN RE: ESTATE OF  
DOUGLAS BRUCE HOLDEN  
Deceased.

The administration of the estate of DOUGLAS BRUCE HOLDEN, deceased, whose date of death was December 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 30, 2024.

**Personal Representative:**  
**s/David Scott Holden**  
**DAVID SCOTT HOLDEN**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655  
Attorney for Personal Representative:  
s/David J. Wollinka  
DAVID J. WOLLINKA  
Attorney  
Florida Bar Number: 608483  
WOLLINKA & WOLLINKA,  
ATTORNEYS AT LAW  
Telephone: (727) 937-4177  
Fax: (727) 478-7007  
E-Mail: pleadings@wollinka.com  
Secondary E-Mail:  
jamie@wollinka.com  
Aug. 30; Sept. 6, 2024 24-01587P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number:  
2024 CP 001260 CPAXES  
IN RE: ESTATE OF  
STEVEN LEROY OLSEN a/k/a  
STEVE OLSEN,  
Deceased.

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

The administration of the estate of STEVEN LEROY OLSEN, deceased, File Number 2024 CP 001260 CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this Notice is August 30, 2024.

**Personal Representative:**  
**BLAINE MITCHELL OLSEN**  
Attorney for Personal Representative:  
Laurie B. Sams, Esq.  
Florida Bar #136001  
3859 Bee Ridge Road, #202  
Sarasota, Florida 34233  
(941) 923-1685  
Primary E-mail:  
lauriesams@gmail.com  
Aug. 30; Sept. 6, 2024 24-01567P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2024-CP-1277-WS  
IN RE: ESTATE OF  
JAMES THOMAS JARRELL, III  
a/k/a JAMES T. JARRELL, III  
a/k/a J.T. JARRELL, III  
Deceased.

The administration of the estate of James Thomas Jarrell, III a/k/a James T. Jarrell, III a/k/a J.T. Jarrell, III, deceased, whose date of death was June 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 30, 2024.

**Personal Representative:**  
**Susan R. Jarrell**  
6920 Bandura Avenue  
New Port Richey, Florida 34653  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatetrustlaw.com  
Secondary E-Mail:  
stacey@flprobatetrustlaw.com  
Aug. 30; Sept. 6, 2024 24-01568P

## Q&amp;A

## 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.

## PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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