

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Meetings  
Fiscal Year 2024/2025

Highland Trails 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 Highland Trails Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

- February 3, 2025
- March 3, 2025
- April 7, 2025
- May 5, 2025
- June 2, 2025
- July 7, 2025
- August 4, 2025
- September 1, 2025 (Labor Day)

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 Manager  
January 17, 2025 25-00087P

FIRST INSERTION

Notice of Meetings  
Fiscal Year 2024/2025

Zephyr Lakes 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 Zephyr Lakes Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

- February 3, 2025
- March 3, 2025
- April 7, 2025
- May 5, 2025
- June 2, 2025
- July 7, 2025
- August 4, 2025
- September 1, 2025 (Labor Day)

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 Manager  
January 17, 2025 25-00089P

FIRST INSERTION

Notice of Meetings  
Fiscal Year 2024/2025

Mirada II 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 Mirada II Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

- February 3, 2025
- March 3, 2025
- April 7, 2025
- May 5, 2025
- June 2, 2025
- July 7, 2025
- August 4, 2025
- September 1, 2025 (Labor Day)

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 Manager  
January 17, 2025 25-00088P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Kenton Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 119.51 acres of land, entirely within unincorporated Pasco County, Florida, generally located south of south of County Road 52, west of County Road 577, north of Overpass Road and east of Interstate 75, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: February 7, 2025  
TIME: 11:00 AM  
PLACE: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel  
2740 Cypress Ridge Blvd.  
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

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

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

District Manager  
January 17, 24, 2025 25-00082P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 0.78 acres to serve the Residential; Parks & Recreation Areas project known as Epperson South Parcel B Pool.

The project is located in Pasco County, Section(s) 26, Township 25 South, Range 20 E. The permit applicant is Beacon Epperson HOA, Inc, 8459 Rockfleet Drive, Wesley Chapel, FL 33545. The Permit No. is 43027996.033.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
January 17, 2025 25-00085P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, January 24, 2025, at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board 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.

Sean Craft  
District Manager  
January 17, 2025 25-00083P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Angeline Community Development District

Notice is hereby given to the public and all landowners within the Angeline Community Development District (the "District"), comprised of approximately 2,226.63 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: February 11, 2025  
Time: 6:00 p.m.  
Place: Hilton Garden Inn Tampa Suncoast Parkway  
2155 Northpointe Parkway  
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at larry@breezehome.com or by phone at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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.

Larry Krause, District Manager  
January 17, 24, 2025 25-00074P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, January 24, 2025, at 10:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board 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.

Sean Craft  
District Manager  
January 17, 2025 25-00084P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 909381 from Johns Hopkins All Children's Hospital, Inc., 501 6th Ave S, St. Petersburg, FL 33701. Application received: 1/10/2025. Proposed activity: Collector road. Project name: McKendree Road South. Project size: 81.30 acres Location: Section(s) 28, 29, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

January 17, 2025 25-00086P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hope Innovation District ("District") will hold a public hearing and regular meeting on February 4, 2025 at 1:00 p.m. at Spers Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638 for purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025. A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours.

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

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

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

Lynne Mullins  
District Manager  
January 17, 24, 2025 25-00075P



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.

IV18237\_V13

## --- PUBLIC SALES ---

## PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on January 24, 2025, to discuss agency business. The web address for the meeting is <https://bit.ly/3ClyYV8>. For more information or to RSVP, contact Carlos Cruz at (904) 265-8091 or [Carlos.Cruz@fssnf.org](mailto:Carlos.Cruz@fssnf.org). The meeting is open to the general public and public comments are welcomed. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Looor at (904) 265-8110 or [Kitty.Looor@fssnf.org](mailto:Kitty.Looor@fssnf.org). For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

January 17, 2025

25-00079P

## FIRST INSERTION

NOTICE TO CREDITORS  
RE: LOUIS ALLEN KING,  
Deceased

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

The above-named Decedent, established a Living Trust, entitled KING FAMILY LIVING TRUST, dated JUNE 23, 2010, died on December 19, 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 January 17, 2025.

**Marty Allen King, Co-Trustee**  
7811 Shannon Ln.  
Zephyrhills, FL 33540  
**Ernest Allen King, Co-Trustee**  
11067 Marsh Wren Ave.  
Weeki Wachee, FL 34614

January 17, 24, 2025 25-00071P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**File No. 2024 CP 001741 CPA**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF SUMNER A. BELL/**  
**Deceased.**

The administration of the estate of Sumner A. Bell, deceased, whose date of death was September 19, 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, Florida 34656. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: January 17, 2025.

**Samantha A. Hill**  
**Personal Representative**  
447 Rubens Drive East  
Nokomis, FL 34275  
Eric. R. Hoonhout, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0087422  
Hoonhout Law, Chartered  
1219 South East Avenue, Suite 202  
Sarasota, FL 34239  
Telephone: (941) 237-0099  
Email: [Eric@hoonhoutlaw.com](mailto:Eric@hoonhoutlaw.com)  
January 17, 24, 2025 25-00070P

## 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 DMS Consulting located at 6221 Dainty Bess Ct, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 9th day of January, 2025.

David Stroup  
January 17, 2025 25-00076P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512024CP001779CPAXES**  
**Division X**  
**IN RE: ESTATE OF JEFFREY PORTER ALLING**  
**Deceased.**

The administration of the estate of JEFFREY PORTER ALLING, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

The date of first publication of this notice is January 17, 2025.

**Personal Representative:**  
**ALISSA A. ALLING**  
2 Finish Line Court  
Saratoga Springs, NY 12866  
Attorney for Personal Representative:  
STEPHEN D. CARLE, Attorney  
Florida Bar Number: 0213187  
38410 North Avenue  
P.O. Box 548  
Zephyrhills, FL 33539-0548  
Telephone: (813) 782-7196  
Fax: (813) 782-1026  
E-Mail: [hodgescarle@hotmail.com](mailto:hodgescarle@hotmail.com)  
January 17, 24, 2025 25-00080P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-002078**  
**IN RE: ESTATE OF KENNETH NEWBERN,**  
**aka KENNETH F. NEWBERN**  
**Deceased.**

The administration of the estate of KENNETH NEWBERN, also known as KENNETH F. NEWBERN, deceased, whose date of death was October 19, 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.

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. 732.221, 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: January 17, 2025.

**ROBERT D. HINES**  
**Personal Representative**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)  
Secondary Email:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
January 17, 24, 2025 25-00069P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**2024-CP-002011-ES**  
**IN RE: ESTATE OF LYNETTE ANNE LOGES**  
**Deceased.**

The administration of the estate of LYNETTE ANNE LOGES, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives' 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

## --- ESTATE ---

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 51-2024-CP-1947-CP-WS**  
**IN RE: ESTATE OF EDWARD C. HARRISON**  
**Deceased.**

The administration of the estate of Edward C. Harrison, deceased, whose date of death was October 15, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 January 17, 2025.

**Personal Representative:**  
**Jamie Ann 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@flprobatetrustlaw.com](mailto:ryan@flprobatetrustlaw.com)  
Secondary E-Mail:  
[stacey@flprobatetrustlaw.com](mailto:stacey@flprobatetrustlaw.com)  
January 17, 24, 2025 25-00073P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512024CP001624CPAXWS**  
**IN RE: ESTATE OF PARUL S. SHERARD,**  
**Deceased.**

The administration of the Estate of PARUL S. SHERARD, deceased, whose date of death was April 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, 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 January 17, 2025.

**Personal Representative:**  
**KSHITHI S. SHERARD**  
4557 Amberly Oaks Court  
Tampa, Florida 33614  
Attorney for Personal Representative:  
RACHEL ALBRITTON LUNSFORD  
Florida Bar Number: 0268320  
CULLEN I. BOGGUS  
Florida Bar Number: 112393  
Gunster, Yoakley & Stewart, P.A.  
401 East Jackson Street, #1500  
Tampa, Florida 33602  
(813) 228-9080  
(813) 228-6739 fax  
E-Mail: [rlunsford@gunster.com](mailto:rlunsford@gunster.com)  
[cboggus@gunster.com](mailto:cboggus@gunster.com)  
[snieder@gunster.com](mailto:snieder@gunster.com)  
[eservice@gunster.com](mailto:eservice@gunster.com)  
January 17, 24, 2025 25-00068P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000002**  
**IN RE: ESTATE OF MARK S. NELSON,**  
**Deceased.**

The administration of the estate of MARK S. NELSON, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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: January 17, 2025.

Signed on this 1/13/2025.  
**/s/ Lindsay Nelson**  
**LINDSAY NELSON**  
**Personal Representative**  
140 E. Hartsdale Ave. Apt. 4A  
Hartsdale, NY 10530  
**/s/ Kole J. Long**  
Kole J. Long, Esq.  
Attorney for Personal Representative  
Florida Bar No. 99851  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email: [Kole@specialneedslawyers.com](mailto:Kole@specialneedslawyers.com)  
Email:  
[Jennifer@specialneedslawyers.com](mailto:Jennifer@specialneedslawyers.com)  
January 17, 24, 2025 25-00099P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-001988**  
**IN RE: ESTATE OF RISCARDO CORREA**  
**Deceased.**

The administration of the estate of Riscardo Correa, deceased, whose date of death was October 22, 2024, 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, file number 2024-CP-001988. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

**Personal Representative:**  
**Larry D. Miranda**  
7 Jones Pl  
Jersey City, NJ 07306  
Attorney for Personal Representative:  
Gadiel A. Espinoza, Esq.  
Florida Bar No. 121831  
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC  
3632 Land O' Lakes Blvd. Ste. 104-1  
Land O' Lakes, FL 34639  
Tel. (813) 897-0295  
Email: [office@gadielepinozalaw.com](mailto:office@gadielepinozalaw.com)  
January 17, 24, 2025 25-00081P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP001892**  
**IN RE: ESTATE OF MARGARET MULLEN COOK**  
**Deceased.**

The administration of the estate of Margaret Mullen Cook, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 4111 Snipe Lane, Land O'Lakes, Florida 34639. 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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: January 17, 2025.

**Personal Representative:**  
**James P. Mullen**  
4111 Snipe Lane  
Land O'Lakes, Florida 34639  
Attorney for Personal Representative:  
Karl Magnus, Attorney  
Florida Bar Number: 0177407  
3632 Land O'Lakes Blvd.  
Land O'Lakes, Florida 34639  
Telephone: (847) 368-0000  
Fax: (847) 352-2964  
E-Mail: [Karl@KarlMagnus.com](mailto:Karl@KarlMagnus.com)  
E-Mail: [AttorneyMagnus@gmail.com](mailto:AttorneyMagnus@gmail.com)  
January 17, 24, 2025 25-00100P

**PUBLISH YOUR LEGAL NOTICE**

Call **941-906-9386** and select the appropriate County name from the menu.

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

FLORIDA'S NEWSPAPER FOR THE SOUTH  
**Business Observer**

**SAVE TIME**

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--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025-CP-000021CPAXES**  
**IN RE: ESTATE OF**  
**EWELL BUFORD HOWARD**  
**Deceased.**

The administration of the estate of EWELL BUFORD HOWARD, deceased, whose date of death was September 17, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 Friday, January 17, 2025.

**Personal Representative:**  
**TED PORTER HOWARD**  
 17231 Brighton Lake Road  
 Land O' Lakes, Florida 34638  
 Attorney for Personal Representative:  
 PHILIP V. HOWARD Attorney  
 Florida Bar Number: 106970  
 2400 First Street, Unit #300  
 Fort Myers, Florida 33901  
 Telephone: (239) 337-6750  
 Fax: (239) 208-5459  
 E-Mail: phoward@hahnlaw.com  
 Secondary E-Mail:  
 jstone@hahnlaw.com  
 Secondary E-Mail:  
 vbaker@hahnlaw.com  
 January 17, 24, 2025 25-00096P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 512024CP001622CPAXES**  
**Division A**  
**IN RE: ESTATE OF**  
**MARY E. ELSWICK**  
**Deceased.**

The administration of the estate of MARY E. ELSWICK, deceased, whose date of death was June 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 January 17, 2025.

**Personal Representative:**  
**TAMATHA NORTHPROP**  
 238 Lynwood Avenue  
 Elmira Heights, NY 14903  
 Attorney for Personal Representative:  
 STEPHEN D. CARLE, Attorney  
 Florida Bar Number: 0213187  
 HODGES & CARLE, P.A.  
 38410 North Avenue  
 P.O. Box 548  
 Zephyrhills, FL 33539-0548  
 Telephone: (813) 782-7196  
 Fax: (813) 782-1026  
 E-Mail: hodgescarle@hotmail.com  
 January 17, 24, 2025 25-00097P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY  
 PROBATE DIVISION  
**File No. 2024-CP-1893**  
**IN RE: ESTATE OF**  
**JUDITH E. BASAR**  
**Deceased.**

The administration of the estate of JUDITH E. BASAR, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 January 17, 2025.

**Personal Representative:**  
**Jacqueline Howl**  
 118 Retford Drive  
 Liverpool, New York 13088  
 Attorney for Personal Representative:  
 /s/ N. Michael Kouskoutis  
 N. MICHAEL KOUSKOUTIS, ESQ.  
 Florida Bar Number: 883591  
 623 E. Tarpon Ave, Ste. A  
 Tarpon Springs, FL 34689  
 Telephone: (727) 942-3631  
 Fax: (727) 934-5453  
 E-Mail: nmk@nmklaw.com  
 Secondary E-Mail:  
 transcribe123@gmail.com  
 January 17, 24, 2025 25-00098P

**FIRST INSERTION**  
**NOTICE OF ACTION**  
 (formal notice by publication)  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24CP-1217**  
**IN RE: ESTATE OF**  
**IRA ALLEN THACKER**  
**Deceased.**

TO: Courtney Leigh Thacker  
 3429 Lawn Brook Court  
 Melbourne, Florida 32934

YOU ARE NOTIFIED that Notice of Administration and Petition to Sell Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Carl A. Feddeler, IV  
 Oram Law, PLLC  
 308 Ave G SW Suite 208  
 Winter Haven, Florida 33880

on or before 02-17-2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 10th day of January, 2025.

Nikki Alvarez-Sowles, Esq.  
 As Clerk of the Court  
 (SEAL) Deputy Clerk: Beverly Bray  
 Jan. 17, 24, 31; Feb. 7, 2024  
 25-00091P

**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 Holistic Skin Wellness Hub located at 7731 Hardaway dr apt D, D in the City of New port richiey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2025.  
 Michael Morrison  
 January 17, 2025 25-00078P

**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 PRECISION GARAGE DOOR SERVICE OF NEW PORT RICHEY located at 3820 Grand Blvd in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2025.  
 Reliable Doors Clearwater, LLC  
 January 17, 2025 25-00077P

--- ACTIONS / SALES ---

**FIRST INSERTION**  
**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT, IN AND  
 FOR PASCO COUNTY, FLORIDA.  
**CASE No.**  
**2024CA001841CAAXES**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**PLAINTIFF, VS.**  
**SHEILA BELL, ET AL.**  
**DEFENDANT(S).**

TO: WILLIAM MICHAEL QUINTANA A/K/A WILLIAM J. QUINTANA  
 RESIDENCE: UNKNOWN  
 LAST KNOWN ADDRESS:  
 25 N. Belcher Road, Apt. G84,  
 Clearwater, FL 33765  
 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHEILA BELL A/K/A SHEILA JOANNE BELL (DECEASED)  
 RESIDENCE: UNKNOWN  
 LAST KNOWN ADDRESS  
 16808 Forge Surf St,  
 Land O Lakes, FL 34643

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

LOT 193, OF ANGELENE PHASES 1A, 1B, 1C, AND 1D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 72, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original

**FIRST 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 entered August 20, 2024 and order rescheduling sale entered January 9, 2025, 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 27th day of February, 2025, the following described real and personal property as set forth in said final judgment, to wit:

Parcel Tax ID# 36-26-16-0000-00300-0100.  
 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 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 seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (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.  
 DATED: January 9, 2025.  
 BERLIN | PATTEN | EBLING, PLLC  
 By: /s/ Francisco O. Garcia  
 Francisco O. Garcia, Esq.  
 FBN 0105149  
 324 S. Hyde Park Ave., Suite 325  
 Tampa, Florida 33606  
 P: (813) 467-7500 | F: (941) 954-9992  
 Primary Email:  
 servicepetpa@berlinpatten.com  
 Secondary Email:  
 kwilson@berlinpatten.com  
 Attorney for Plaintiff  
 January 17, 24, 2025 25-00066P

nal with the Clerk of the Court, within 30 days after the first publication of this notice, either before 2/18/25 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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.  
 Date: 1/13/25

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

Tromberg, Morris & Poulin, PLLC  
 Attorneys for Plaintiff  
 600 West Hillsboro Boulevard,  
 Suite 600,  
 Deerfield Beach, FL 33441  
 Our Case #: 24-000685  
 January 17, 24, 2025 25-00095P

**FIRST INSERTION**

**ANGELINE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF BOARD OF SUPERVISORS MEETING AND**  
**NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Angeline Community Development District ("District") will hold an audit review committee meeting on Tuesday, February 11, 2025 at 6:00 p.m., located at Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of BREEZE, located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663 at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

Larry Krause  
 District Manager  
 January 17, 2025 25-00104P

**FIRST INSERTION**

**NOTICE OF FINAL AGENCY ACTION BY**  
**THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 123.50 acres known as SageBrush Phases 1A, 1B, 1C & 1D.

The project is located in Pasco County, S18/T24S/R17E, S13/T24S/R16E. The permit applicant is Lennar Homes, LLC whose address is 4301 W Boy Scout Blvd Suite 600, Tampa, FL 33607. The Permit No. is 43045629.002.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

January 17, 2025 25-00105P

**FIRST INSERTION**

**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY, FLORIDA  
 CIVIL DIVISION  
**Case No. 24-CA-002425CAAXWS**  
**EVOLUTION CONTRACTING,**  
**LLC, a Florida limited liability**  
**company,**  
**Plaintiff, vs.**  
**GENERATIONS CHRISTIAN**  
**CHURCH AT TRINITY, INC., a**  
**Florida non-profit corporation.**  
**Defendant.**


NOTICE IS HEREBY GIVEN pursuant to an Order of Final Consent Judgment for Lien Foreclosure entered on December 23, 2024, in Civil Case No. 24-CA-002425CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida wherein Evolution Contracting, LLC, a Florida limited liability company, is Plaintiff and Generations Christian Church at Trinity, Inc., a Florida non-profit corporation, is Defendant, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash at www.pasco.realforeclosure.com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2025 at 11:00 a.m. the following described property as set forth in said Order of Final Consent Judgment, to wit:

A parcel of real property located and lying in Section 35 and 36, Township 26 South, Range 16 East, Pasco County, Florida, as more particularly described in that certain Special Warranty Deed recorded in Official Records Book 4615, beginning at Page 627, Public Records of Pasco County, Florida.

Parcel Tax ID# 36-26-16-0000-00300-0100.

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 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 seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (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.  
 DATED: January 9, 2025.  
 BERLIN | PATTEN | EBLING, PLLC  
 By: /s/ Francisco O. Garcia  
 Francisco O. Garcia, Esq.  
 FBN 0105149  
 324 S. Hyde Park Ave., Suite 325  
 Tampa, Florida 33606  
 P: (813) 467-7500 | F: (941) 954-9992  
 Primary Email:  
 servicepetpa@berlinpatten.com  
 Secondary Email:  
 kwilson@berlinpatten.com  
 Attorney for Plaintiff  
 January 17, 24, 2025 25-00066P



**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 / 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. 2024 CA 000688 CAAXWS**  
**Freedom Mortgage Corporation, Plaintiff, vs.**  
**Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development 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 15th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 TAX ID: 17-26-16-0010-00000-0220

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 14th day of January, 2025.  
**BROCK & SCOTT, PLLC**  
 Attorney for Plaintiff  
 4919 Memorial Hwy, Suite 135  
 Tampa, FL 33634  
 Phone: (954) 618-6955  
 Fax: (954) 618-6954  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 24-F00426  
 January 17, 24, 2025 25-00102P

## 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 15th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED

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 14th day of January, 2025.  
**BROCK & SCOTT, PLLC**  
 Attorney for Plaintiff  
 4919 Memorial Hwy, Suite 135  
 Tampa, FL 33634  
 Phone: (954) 618-6955  
 Fax: (954) 618-6954  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 23-F02252  
 January 17, 24, 2025 25-00101P

## 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. 2024CA0001842CAAXES**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.**

**DEBORAH LAGRASSA AND LISA SCARINGI AND KATHY MEYERS AND THOMAS WERNET, et al. Defendant(s).**

TO: UNKNOWN SPOUSE OF LISA SCARINGI, 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 198, PLANTATION PALMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 66-72, 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 02/18/2025/ (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 demanded 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 January 14, 2025

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  
 24-204744  
 January 17, 24, 2025 25-00092P

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

CIVIL DIVISION  
**Case No. 512024CA001125CAAXES**  
**Division J5**  
**RBA PROPERTIES, INC. Plaintiff, vs.**

**JASON HERNANDEZ, PHENIX SUPPLY COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 6, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

THAT PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING BETWEEN TAMPA NORTHERN RAILROAD AND U.S. 41, LESS THE FOLLOWING DESCRIBED LAND; COMMENCE AT THE NE CORNER OF SAID LAND, RUN SOUTH ALONG THE WEST RIGHT-OF-WAY OF U.S. 41 TO A POINT 50 FEET NORTH OF A POLE DESIGNATED AS (SC 4-0-3 WIRE TO MAIN BLDG) THENCE RUN WEST TO THE RAILROAD RIGHT-OF-WAY, THENCE RUN TO A NORTH-WESTERLY DIRECTIONS ALONG THE EAST RIGHT-OF-WAY, OF THE RAILROAD TO THE NORTHWEST CORNER OF THAT PART OF THE SE 1/4 OF THE NW 1/4, LYING BETWEEN TAMPA

NORTHERN RAILROAD AND U.S. #41, THENCE RUN EAST TO THE POINT OF BEGINNING; THE LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, RUN THENCE WEST 573.40 FEET TO THE WESTERLY R/W LINE OF U.S. HWY. NO. 41, THENCE N. 10°38'30" E., ALONG R/W LINE 61.05 FEET TO THE INTERSECTION OF THE EASTERLY R/W LINE OF 61.05 FEET TO IN INTERSECTION OF THE EASTERLY R/W LINE OF THE TAMPA NORTHERN R.R. FOR A POINT OF BEGINNING; CONTINUE THENCE N. 10°38'30" E. ALONG SAID WESTERLY R/W LINE OF U.S. HWY. NO. 41, A DISTANCE OF 710.9 FEET THENCE RUN WEST 165.8 FEET TO THE EASTERLY R/W LINE OF THE TAMPA NORTHERN R.R., THENCE SOUTHERLY ALONG SAID R/W LINE TO THE POINT OF BEGINNING SUBJECT TO A NON-EXCLUSIVE DRIVEWAY AND UTILITIES EASEMENT AGREEMENT AS SET FORTH IN OFFICIAL RECORDS BOOK 9497, PAGE 2210, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N. 90°00'00"W., (ASSUMED BEARING) 573.40 FEET; THENCE N. 10°38'30"E., 153.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL ENCUMBERED BY THIS EASEMENT (OWNED BY: RBA PROPERTIES, INC.) (P.L.D. 24-26-18-0000-02200-0000); THENCE CONTINUE N. 10°38'30"E., 272.03 FEET FOR A POINT OF BEGINNING; THENCE N. 90°00'00"W., 74.46 FEET TO THE EASTERLY LINE OF A 100' CSX RAILROAD RIGHT-OF-WAY AND A POINT ON A CURVE CONCAVE TO THE EAST, THENCE ALONG SAID RIGHT-OF-WAY LINE ON AN ARC TO THE LEFT 60.16 FEET, SAID CURVE HAVING A RADIUS OF 2913.72 FEET, CENTRAL ANGLE OF 01°10'59", AND SUBTENDED BY A CHORD OF N. 04°08'35"W., 60.16 FEET; THENCE N. 90°00'00"E., 90.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE S. 10°38'30"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 61.05 FEET TO THE POINT OF BEGINNING.

and commonly known as: 3619 LAND O LAKES BLVD, LAND O LAKES, FL 34639; including the building, appurtenances, and fixtures located

## FIRST INSERTION

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

**CASE NO. 2024CA000572CAAXWS**  
**MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILLINGTON, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 02, 2024, and entered in 2024CA000572CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ETHEL MILLINGTON, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ETHEL CHUBRE; KENNETH MILLINGTON are the Defendant(s).

Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1297, THE LAKES, UNIT EIGHT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 120 AND 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8336 CORNEY DRIVE, PORT RICHEY, FL 34668

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

## IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 14 day of January, 2025.  
 By: \S\Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 23-170013 - EuE  
 January 17, 24, 2025 25-00093P

## FIRST INSERTION

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

**CASE NO.: 2022CA000998CAAXES**  
**MTGLQ INVESTORS, L.P. Plaintiff(s), vs.**  
**TANYA W. LAWRENCE; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on January 9, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of February, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PASCO STATE OF FLORIDA, DESCRIBED AS FOLLOWS: Lot 42, Block 38, SEVEN OAKS PARCELS S-7B, a subdivision according to the plat thereof recorded in Plat Book 47, Page 74 in the Public Records of Pasco County, Florida.  
 Property address: 26612 Shoregrass Drive, Wesley Chapel, FL 33543

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and docu-

therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 25, 2025 at 11:00 A.M.

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

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

Dated this January 14, 2025  
 By: /s/ David R. Byars  
 David R. Byars  
 Attorney for Plaintiff

Invoice to:  
 David R. Byars  
 (813) 229-0900 x  
 Kass Shuler, P.A.  
 1505 N. Florida Ave.  
 Tampa, FL 33602-2613  
 ForeclosureService@kasslaw.com  
 339335/2324227/CMP  
 January 17, 24, 2025 25-00090P

ments required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,  
 /s/ Betzy Falgas  
 PADGETT LAW GROUP  
 BETZY FALGAS, ESQ.  
 Florida Bar # 76882  
 6267 Old Water Oak Road,  
 Suite 203  
 Tallahassee, FL 32312  
 (850) 422-2520 (telephone)  
 (850) 422-2567 (facsimile)  
 attorney@padgettlawgroup.com  
 Attorney for Plaintiff  
 TDP File No. 23-002539-1  
 January 17, 24, 2025 25-00103P

## FIRST INSERTION

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

**CASE NO. 2019-CA-003173-ES**  
**GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs.**  
**OLGA M. BONELLI A/K/A OLGA BONELLI; CESAR AGUSTO BONELLI AKA C. AGUSTO BONELLI, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 12, 2023, and entered in 2019-CA-003173-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and OLGA M. BONELLI A/K/A OLGA BONELLI; CESAR AGUSTO BONELLI AKA C. AGUSTO BONELLI; WILDER-

NESS LAKE PRESERVE HOMEOWNERS ASSOCIATION ; CENTURY BANK OF FLORIDA; UNKNOWN PARTY #1 are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK L, OF WILDERNESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property Address: 21507 CORMORANT COVE DRIVE, LAND O LAKES, FL 34637

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot ac-

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

Dated this 14 day of January, 2025.  
 By: \S\Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 20-054323 - MaM  
 January 17, 24, 2025 25-00094P

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case Number: 2024-CA-001239**  
**IN RE: FORFEITURE OF: \$4,103.00 (Four Thousand One Hundred Three Dollars) in U.S. Currency**  
ALL PERSONS who claim an interest in the following property: \$4,103.00 (Four Thousand One Hundred Three Dollars) U.S. Currency, which was seized because said Currency is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 24, 2024, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Currency when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, Florida 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.  
January 10, 17, 2025 25-00040P

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case Number: 2024-CA-002110**  
**IN RE: FORFEITURE OF: One (1) 2004 Triumph Motorcycle 600 VIN: SMT805GF24J190167**  
ALL PERSONS who claim an interest in the following property: One (1) 2004 Triumph Motorcycle 600, VIN: SMT-805GF24J190167, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 20, 2024, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.  
January 10, 17, 2025 25-00041P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on January 29th, 2025 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**  
B426 Bonnie Brisson  
B484 Kevin Clark  
R125 Eric Helke  
B433 Walter Hendricks  
B64-65 Kevin Kane  
**Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668**  
F103 Daniel Besuglow  
D16 Eduard Blanco  
C47 Priscilla Green  
B4 Eric Heppard  
F10 Erin Hostetter  
**Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541**  
F27 John Bueno  
A60 Matthew Fritz  
C42 Felix Alberto Lozan  
January 10, 17, 2025 25-00057P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 28, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line January 17, 2025, at 6:00am and ending January 28, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.  

Name	Unit
Erik N. Johnson	FO05
Branden Schreengost	I204
Vincent W. Witz	C109

  
January 10, 17, 2025 25-00059P

FOURTH INSERTION

**NOTICE OF SHERIFF'S SALE**  
Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 4th day of November, 2024, in the cause wherein Campus USA Credit Union, was Plaintiff, and Kimberly A Rankin, as Defendant, being case number 2024CC003206CCAXWS in said Court.  
I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Kimberly A Rankin, in and to

the following described property, to wit: **2016 Toyota Highlander VIN #5TDZKRFHTGS135373**  
I shall offer this property for sale "AS IS" on January 29, 2025, or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610 at 10:00 am or as soon thereafter as possible, in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or

bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.  
Hiday & Ricke PA  
PO Box 550858  
Jacksonville, FL 32255  
CHRIS NOCCO, as Sheriff  
Pasco County, Florida  
By: /s/ Cpl. David Peltz  
Deputy Sheriff  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02322P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024CP-001872**  
**IN RE: ESTATE OF ALICE ANDERSON, A/K/A ALICE B. ANDERSON Deceased.**  
The administration of the estate of Alice Anderson, NK/A Alice B. Anderson, deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. 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.  
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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
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 SEC-

TION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is January 10, 2025.  
**Personal Representative:**  
/s/ Arleen Sessa  
Arlene A. Sessa  
13521 Norman Cir.  
Hudson, Florida 34669  
Attorney for Personal Representative:  
Robert W. Bible, Jr.  
Attorney  
Florida Bar Number: 561398  
Pippen Law Group, PLLC  
1920 East Bay Dr.  
Largo, FL 33771  
Telephone: (727) 586-3306  
Fax: (727) 585-4209  
Email: Robert@atypip.com  
Secondary Email: Suzie@atypip.com  
January 10, 17, 2025 25-00038P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2025, 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 09:00 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 # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432**  
**Time: 09:00 AM**  
**Sale to be held at www.storage-treasures.com.**  
1138 - Barrett, Samantha; 1146 - Rodriguez, Esmeraldo; 1195 - Riley, Loretta; 1209 - Maner, Martika; 1210 - Eberly, Christopher; 2109 - Hankins, Gianna; 2112 - Gleason, Laura; 2137 - Hughes, Frank; 2218 - Honecker, Tina; 3209 - Harris, Frank; 3228 - Garcia, Arlet; 3297 - Lessard, Daniel; 7000 - Oquendo, Charles; 7017 - Gillespie, Earl  
**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.**  
01049 - Mitchell, Kenyah; 01097 - Belger, Sonny; 01104 - Serafini, Maggi Dominguez; 02071 - Yarde, Ron; 02106 - Witthoef, Zachary; 02115 - Pellot, Karian; 03094 - Duhart, Shelderrick; 03112 - Morrissey, Bryan; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03212 - Serafini, Maggi Dominguez; 04011 - Ramos, Amaya; 04051 - Sauls, Jason; 04053 - Banks, Troy; 04060 - House, Samantha; 04082 - Tembo, Mutinta; 04086 - Montgomery, Durrell; 04170 - Slayton, Vickie; 04205 - Charlotten, Anthony; 04206 - Cortorreal, Tarsis; 04216 - Long, Jacqueline  
**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.**  
016 - Heitzmann, Tonya; 043 - Brazier, Tonya; 045 - Gilpin-Moore, Damien; 089 - Quiles, Nina; 093 - SAEZ, MELINDA; 094 - Rosser, Linda; 103 - Weathers, Shelley; 155 - Garcia, Jorge; 189 - Dennis, Peggy; 227 - Pagliuca, Keith F; 282 - Fabrizi, Michael  
**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.**  
11006 - Mitchell, Christine; 11058 - Taylor, Jayden; 11059 - Andrews, Julie; 11131 - Francis, Norman; 11176 - Coyle, Charles; 11218 - Seibel, Stephanie; 11272 - Love, Ozell; 12077 - Mann, Akaila; 12095 - Smith, Dylan; 12290 - Rieger, Joe; 13012 - Williams, Valisha; 13018 - Smith, Sebrina; 13034 - MEIER, STEPHANIE; 13080 - Carver, April; 13087 - Ryder, Mark; 13097 - Harrolle, Dillon; 13123 - Williams, Khorine; 13304 - Boggs, John; 13346 - thompson, skylar; B153 - Arnold, Andrew; B227 - Jeske, Jason; C204 - Howlett, Ezekiel; C214 - Thomas, Joe; C250 - Leddick, Leslie; C354 - Hobdy, Parrish; C372 - Swift, Brooke; C401 - Briggs, William; C415 - Mickelsen, Geri; D136 - Lonsdale, Megan; D258 - Taylor, Erik; D266 - Tawney, Carlotta; D280 - Grafton, William; D294 - Ogletree, Tyrisha; D309 - Jackson, Kayla; D320 - Gresham, Amanda; D323 - Lonsdale, Megan  
**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.**  
1204 - Riccardi-Sirico, D'Anna; 1380 - Florida Wellness Medical group Unger, Stephen; 1516 - Little, Devin; 1710 - Matlock, Byron; 1720 - Campbell, Christopher; 1812 - Vasquez, George; 2017 - Guza, Jay; 2402 - Little, Devin; 2413 - green, jeff  
**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.**  
A0012 - Konof, Nicole; A0044 - manzi, Robin; A0076 - Smudde, Alexis; E1104 - Lee, Monica; E1135 - Reeves, Gloria; E1159 - Smith, Warren; E1168 - Whipkey, Heather; E1182 - marrera, marsha; E1185 - marrera, marsha; E1198 - Cardona, Juan David; E1231 - Johnson, Monique; E2294 - Rivera, Rosa; E2312 - Murray, Lanai; E2314 - Carr, Colton; E2326 - Young, Kristin; E2329 - Delgado, Nilda  
**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.**  
OA219 - Tucker, Erica; OB007 - Gifford, Justin; OB031 - diesing, Ashley; OB032 - Alligood, Amy; OB039 - MCGovern, Britney; OB052 - coyne, Kathleen; OB107 - Dovi, Lupe; OC010 - Santos, Melonie; OC030 - KHUBRANI, ABDULAZIZ; OC133 - Humphreys, Leyla; OD001 - Popovich, George; OD002 - Sandner, Christina; OE010 - Franceschini, Melanie; OE018 - Wyatt, Monique; OE115 - Knox, Tracy; OE127 - Brooks, Shirley; OE140 - Hill, Jakaila; OE183 - Karnow, Ciarra; OE186 - Chapman, Matthew; OE197 - Matos, Raimundo  
**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.**  
013 - Peterson, Sophia; 041 - christopher, Matthew; 071 - Bomhardt, Anne; 072 - Johnson, Akira; 104 - Terry, Kerry; 106 - jr, Rail Estrada; 112 - Floyd, Kassidy; 161 - Davis, Zoe; 167 - Sawyer, Nathan; 180 - Merola Bond, Jacqueline; 183 - Merola Bond, Jacqueline; 216 - Kaszubski, Kathy; 222 - Long, Krystal Rose; 233 - Cruz, kimberly; 244 - Carter, Melissa; 266 - Danapas, John; 327 - Likly, Mary Kathryn; 328 - Flynn, Lawrence e; 339 - Harris, Andre; 362 - Hof, Amarilis; 436 - Davis, Tiffany; 452 - Moorehead, Susan; 477 - BONETA, Christina M; 481 - Scydick, Terry; 500 - Davis, Tiffany; 522 - Kubovy, Milos; 584 - Graham, Robert; 595 - munday, Aja  
**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.**  
1020 - Niemczyk, Krista; 1127 - Weaver, Melissa; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1190 - rivers, marcus; 1214 - Russella, James; 1219 - Glynn, Danielle; 2012 - Bachier, Jose; 2047 - Pacheco, Yasmin; 2064 - Rieger, Shannon; 2107 - Johnson, Tjerry; 2108 - Berry, Summer; 2142 - brush, Tiffany; 2147 - Deblasio, Daniel; 2191 - Manriquez, Esperanza; 2235 - Casique, Ingrid; 2261 - Smith, Dana; 2266 - McNamara, Amy; 3017 - Drake, Alyssa; 3037 - Sickle, Tracy Van; 3185 - Chauncey, Brandon; 3207 - Hernandez, Yvan Reyes; 3209 - COLEY, INTIMATE SHERMIRA; 3229 - Kirk, America; 3255 - Rivera, Jorge; 3258 - Grays, Mary; 3264 - Slater, Shaunkieona; 3324 - Chancellor, Justin; RV04 - Hart, Joshua  
**PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964**  
**Time: 12:40 PM**  
**Sale to be held at www.storage-treasures.com.**  
1011 - Dovi, Lupe; 1033 - Dickinson, Kelly; 1035 - Slavin-Mezzaros, Colleen; 1087 - Lock, Annette; 1137 - Molina, Steven; 1138 - Graves, Carol; 2154 - Atchison, Jessica; 2221 - Fahey, John; 2243 - Keister, John; 3056 - White, Elna; 3067 - Smith, George; 3072 - Kowanko, Robert; 3075 - White, Elna; 3091 - Gordon, Nicole; 3114 - Decot, Liz; 3126 - Graves, Stephen; 3149 - Martin, David; 3209 - Christie, Martin; 4040 - Collins, Pamela; 4046 - Glade, Connie; 4049 - Hillis, Dean  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
January 10, 17, 2025 25-00043P

SECOND INSERTION

**Notice of Public Sale:**  
The following personal property of: Isabelle Bowman Waiting will on February 4, 2025 at 9:00 a.m. at 3735 Hammock Road, Pasco County, Port Richey, FL 34668, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:  
1989 Dodge Dynasty,  
VIN 1B3BC463XKD615953,  
TITLE NO: 47974485  
And all other personal property located therein  
Prepared by Tracy McDuffie,  
4111 W Cypress Street,  
Tampa, FL 33607  
January 10th and 17th, 2025  
January 10, 17, 2025 25-00042P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO GENERAL JURISDICTION DIVISION  
**CASE NO. 2023CA003138**  
**BANK OF AMERICA, N.A., Plaintiff, vs. MELISSA AOUN, et al., Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 21, 2024 in Civil Case No. 2023CA003138 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Melissa Aoun, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of February, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 12, BLOCK E, CONCORD STATION PHASE 1 - UNITS "A" AND "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-00151FL  
January 10, 17, 2025 25-00065P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-001939**  
**IN RE: ESTATE OF SUSAN B. ALLEN Deceased.**  
The administration of the estate of Susan B. Allen, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2024-CP-001939. The names and address of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The date of first publication of this notice is January 10, 2025.  
**Personal Representative:**  
Stephany J. Neel  
12577 Lillyreed Ct  
Trinity, FL 34655  
Attorney for Personal Representative:  
Gadiel A. Espinoza, Esq.  
Florida Bar No. 121831  
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC  
3632 Land O' Lakes Blvd. Ste. 104-1  
Land O' Lakes, FL 34639  
Tel. (813) 897-0295  
Email: office@gadielEspinozalaw.com  
January 10, 17, 2025 25-00061P

THIRD INSERTION

**HOPE INNOVATION 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 Hope Innovation District (the "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 February 4, 2025 at 1:00 p.m. at Speros Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638.  
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 (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, 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, to consist of, among other things, stormwater management, roadways, water, wastewater, and reclaim water systems, and any other lawful improvements or services 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 provisions of Florida law. The public hearing may be continued to a date, time and location 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 to participate in the hearing and/or meeting is asked to contact the District Office at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.  
Each person who decides to appeal any decision made by the Board 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.  
Lynne Mullins  
District Manager  
January 3, 10, 17, 24, 2025 25-00015P

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001814-W5  
IN RE: ESTATE OF  
ELLEN G. CROOK  
Deceased.

The administration of the estate of ELLEN G. CROOK, deceased, whose date of death was October 9, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 January 10, 2025.

**Personal Representative:**  
**MICHAEL P. HUTCHINGS**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655  
Attorney for Personal Representative:  
DAVID J. WOLLINKA Attorney  
Florida Bar Number: 608483  
WOLLINKA & WOLLINKA,  
ATTORNEYS AT LAW  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655  
Telephone: (727) 937-4177  
Fax: (727) 478-7007  
E-Mail: pleadings@wollinka.com  
Secondary E-Mail:  
jamie@wollinka.com  
January 10, 17, 2025 25-00039P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001554  
Division Probate  
IN RE: ESTATE OF  
DONIS MICHAEL PEARCY  
Deceased.

The administration of the estate of Donis Michael Percy, 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 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 January 10, 2025.

**Personal Representative:**  
**Kyen Pearcy-Jenkins**  
29576 Ginnetto Drive  
Wesley Chapel, Florida 33543  
Attorney for Personal Representative:  
Kimberly K. Muentner  
Attorney  
Florida Bar Number: 0078340  
Mortellaro Law  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
E-Mail: kmuentner@mortellarolaw.com  
Secondary E-Mail:  
kkmuenter@gmail.com  
January 10, 17, 2025 25-00036P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1922  
IN RE: ESTATE OF  
ELLEN M. SULLIVAN  
Deceased.

The administration of the estate of ELLEN M. SULLIVAN, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 January 10, 2025.

**Personal Representative:**  
**PATRICK SULLIVAN**  
14220 Teasdale Ave.  
Hudson, Florida 34667  
Attorney for Personal Representative:  
/S/CHRISTINA KANE  
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  
January 10, 17, 2025 25-00034P

## SECOND INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
Probate Division  
File No. 25000002CP  
IN RE: ESTATE OF  
TOMMIE LOU LASHBROOK  
DECEASED

TOMMIE LOU LASHBROOK, a resident of Charlotte County, Florida, who died on November 3, 2024, was the Settlor of a trust entitled:

The RICHARD D. LASHBROOK AND TOMMIE LOU LASHBROOK REVOCABLE TRUST U/A/D May 9, 2007, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on this 30th day of December, 2024.

**JOSEPH M. LASHBROOK, Trustee**  
321 3rd Avenue North  
St Petersburg, FL 33710  
Copy mailed to Cynthia E. Orozco,  
Attorney for the Trustee  
January 10, 17, 2025 25-00037P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
RE: JANET D. HARTMAN,  
Deceased

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

The above-named Decedent, established a Living Trust, entitled CHARLES A. & JANET D. HARTMAN LIVING TRUST, dated JUNE 27, 2001, died on OCTOBER 30, 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 January 10, 2025.

**DAWN ROBILARD, Trustee**  
554 MADISON AVE  
ANGOLA, N.Y. 14006  
716-549-8746

January 10, 17, 2025 25-00035P

## SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.:  
2024CA001326CAAXWS

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST**  
**Plaintiff, v.**  
**DILLARD YOUNG CALDWELL, JR., MARIBETH ANDERSON CALDWELL, and CONNER JAMES CALDWELL, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 10, 2024 and entered in Case No. 2024CA-001326CAAXWS in the Circuit Court

of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUST is the Plaintiff and DILLARD YOUNG CALDWELL, JR., MARIBETH ANDERSON CALDWELL AND CONNER JAMES CALDWELL, are the Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com, on January 14, 2025, at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 296, HOLIDAY LAKES WEST UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 64 AND 65, PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA and commonly known as: 2726 BLOSSOM LAKE DRIVE, HOLIDAY, FL 34691 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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.

By: /s/ Christophal Hellewell  
Christophal Hellewell, Esq.  
Florida Bar No. 0114230

fcpleadings@ghidotberger.com  
GHIDOTTI | BERGER LLP  
Attorneys for Plaintiff  
10800 Biscayne Blvd., Suite 201  
Miami, FL 33161  
Telephone: (305) 501-2808  
Facsimile: (954) 780-5578  
January 10, 17, 2025 25-00026P

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.:  
2024CA002903CAAXWS

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1,**  
**Plaintiff, vs.**

**B. PAULA KUBES; UNKNOWN SPOUSE OF B. PAULA KUBES; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al.**  
**Defendant(s).**

TO: B. PAULA KUBES  
(Current Residence Unknown)  
(Last Known Address(es))  
3302 COLCHESTER COURT  
HOLIDAY, FL 34691

ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address)

3708 BEACON SQUARE DRIVE  
HOLIDAY, FL 34691

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1226, BEACON SQUARE, UNIT 10-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 68, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND THE EAST 1/2 OF LOT 1225, BEACON SQUARE UNIT 10-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES

63 AND 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A: 3708 BEACON SQUARE DRIVE, HOLIDAY, FL 34691.

has been filed against you and you are required to serve a copy of your written defenses, if any, to, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 02/10/25, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Public Information Dept., Pasco

County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of this Court this 23 day of December, 2024.

**NIKKI ALVAREZ-SOWLES, ESQ.**  
As Clerk of the Court and/or  
Comptroller  
/s/ Kaylen McCutcheon  
Signature  
Print Name if Deputy Clerk  
Brian L. Rosaler, Esquire  
POPKIN & ROSALER, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Attorney for Plaintiff  
24-51513  
January 10, 17, 2025 25-00028P

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
N THE COUNTY COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION  
CASE NO. 2022-CC-002171

**WESTBROOK ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,**  
**PLAINTIFF, v.**  
**CHARVIN MONIQUE DELP, ET AL.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2022, and entered in Case No. 2022-CC-002171 of the COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein WESTBROOK ESTATES HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and CHARVIN MONIQUE DELP; UNKNOWN SPOUSE OF CHARVIN MONIQUE DELP; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are Defendants, I will sell to the highest and best bidder for cash: [ ] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 28th day of January, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 5, SADDLEBROOK

VILLAGE WEST UNITS 1A AND 1B, according to the plat thereof as recorded in Plat Book 38, Pages 68 through 76, Public Records of Pasco County, Florida.

A/K/A: 27037 Palmbrook Court, Wesley Chapel, FL 33544

A 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.

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

BECKER & POLLAKOFF, P.A.  
Attorneys for Plaintiff  
1 East Broward Blvd.,  
Suite 1700  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4102  
Fax: (954) 987-5940  
Primary:  
cfofservicemail@beckerlawyers.com  
BY: Carolyn C. Meadows  
Florida Bar #92888  
January 10, 17, 2025 25-00024P

## SECOND INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
Case No.: 2023CA004332

**BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST,**  
**Plaintiff, vs.**

**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST PEARL ABRAHAMS, VILLAGE OF GLENWOOD CONDOMINIUM ASSOCIATION, INC., BEACON WOODS CIVIC ASSOCIATION, INC., ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST MELVILLE GEORGE ABRAHAMS, SUSAN E. ABRAHAMS, MICHAEL C. ABRAHAMS, TRACY ABRAHAMS, HOWARD BARRY ABRAHAMS, DOMINIQUE FAWN ABRAHAMS,**  
**Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 10, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at www.pasco.realforeclose.com, on the 3rd day of February 2025 at 11:00 a.m. Eastern Time, the following described property:

Unit No. E of Building 35 of GLENWOOD VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1210, Page 1656, and all exhibits and amendments thereof, and recorded in Plat Book 20, Page 108, Public Records of Pasco County, Florida, together with an undivided share in the common elements appurtenant thereto.

Property Address: 7523 Greystone Drive, Hudson, Florida 34667.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Judicial Circuit Court Administration at 38053 Live Oak Avenue, Dade City, FL 33523 (352) 521-4542 at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Dated this 3rd day of January 2025.  
LAW FIRM OF GARY M. SINGER, P.A.  
Counsel for Plaintiff  
12 S.E. 7th Street, Ste. 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
service@garysingerlaw.com  
singer@garysingerlaw.com  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No. 544906  
January 10, 17, 2025 25-00030P

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 2024CA000989CAAXES  
GUILD MORTGAGE COMPANY  
LLC,  
Plaintiff, vs.  
BRITTANY A BUTLER A/K/A  
BRITTANY BUTLER, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 01, 2024 in Civil Case No. 2024CA000989CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Brittany A Butler a/k/a Brittany Butler, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

TRACT 556 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERLY 25.00

FEET THEREOF FOR ROAD PURPOSES. Together with that certain 1996 Mobile Home Title Number 71292554 and 71292555, VIN#s N16188A and N16188B

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

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
24-09567FL  
January 10, 17, 2025 25-00027P

---ACTIONS / PUBLIC SALES---

SECOND INSERTION

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

**Case No. 2024CA002346CAAXWS**  
**NATIONSTAR MORTGAGE LLC**  
**Plaintiff vs.**  
**RHONDA LARSEN; CAPITAL ONE BANK (USA), N.A. et al.,**  
**Defendants**

TO: Rhonda Larsen and All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants  
1421 Normandy Blvd  
Holiday, FL 34691

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

Lot 608, HOLIDAY LAKE ESTATES - UNIT NINE, according to the map or plat thereof as recorded in Plat Book 9, Pages 132 and 1 33, Public Records of Pasco County, Florida

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the

Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 2/9/25, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 ON DEC 27 2024  
Nikki Alvarez-Sowles  
CLERK OF THE COURT  
(SEAL)  
Melanie Gray  
As Deputy Clerk  
January 10, 17, 2025 25-00025P

SECOND INSERTION

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

**CASE NO.**  
**2024CA002577CAAXWS**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**GARY A. GOODMAN A/K/A GARY GOODMAN; 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).**

TO: GARY A. GOODMAN A/K/A GARY GOODMAN  
Last Known Address  
1516 SENTINEL ST  
HOLIDAY, FL 34690  
Current Residence is Unknown  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE

134, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 02/10/25, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON January 7, 2024.  
As Clerk of the Court  
(SEAL) By: Kalen McCutcheon  
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564-0071  
answers@dallegal.com  
1496-207930 / YP2  
January 10, 17, 2025 25-00060P

SECOND INSERTION

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

**CASE NO.:**  
**2024CA002902CAAXWS**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2023-C, MORTGAGEBACKED SECURITIES, SERIES 2023-C, Plaintiff, vs.**

**B. PAULA KUBES; UNKNOWN SPOUSE OF B. PAULA KUBES; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al.**  
**Defendant(s).**

TO: B. PAULA KUBES  
(Current Residence Unknown)  
(Last Known Address(es))  
3302 COLCHESTER COURT  
HOLIDAY, FL 34691  
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS  
(Last Known Address)  
3302 COLCHESTER COURT  
HOLIDAY, FL 34691

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 1522, OF BEACON SQUARE, UNIT 13-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A: 3302 COLCHESTER COURT, HOLIDAY, FL 34691.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 02/10/25, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 30th day of December, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of the Court and/ or Comptroller  
/s/ Haley Joyner  
Signature  
Print Name if Deputy Clerk  
Brian L. Rosaler, Esquire  
POPKIN & ROSALER, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Attorney for Plaintiff  
24-51543  
January 10, 17, 2025 25-00029P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 28, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line January 17, 2025, at 6:00am and ending January 28, 2025, at 12:00pm to satisfy a lien for the following unit (s). Unit (s) contain general household goods.

Name	Unit
Kalliopei Lempidakis	193
January 10, 17, 2025	25-00058P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 01/24/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CRIC travel trailer bearing Vehicle Identification Number IC9PM3528E2143024 and all personal items located inside the travel trailer. Last Tenant: Nancy Burnette and Andrew Necolettos II. Sale to be held at: Sweetwater RV Resort, 37647 Chancrey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).

January 10, 17, 2025 25-00063P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 01/24/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CRIC travel trailer bearing Vehicle Identification Number IC9PM3528E2143024 and all personal items located inside the travel trailer. Last Tenant: Nancy Burnette and Andrew Necolettos II. Sale to be held at: Sweetwater RV Resort, 37647 Chancrey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).

January 10, 17, 2025 25-00056P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 512024CP001969CPAXWS**  
**Division I**  
**IN RE: ESTATE OF STEPHEN VALLAS AKA STEPHEN P. VALLAS AKA STEPHEN PRESTON VALLAS**  
**Deceased.**

The administration of the estate of STEPHEN VALLAS AKA STEPHEN P. VALLAS AKA STEPHEN PRESTON VALLAS, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 January 10, 2025.

**Personal Representative:**  
**KATRINA ANITA CUNNINGHAM**  
**AKA KATRINA CUNNINGHAM**  
3608 Gnat Hill Road  
Manchester, Tennessee 37355  
Attorney for Personal Representative:  
BARBARA A. EPSTEIN, ESQ.  
Attorney  
Florida Bar Number: 917265  
BARBARA A. EPSTEIN & ASSOCIATES, P.A.  
P.O. Box 847  
New Port Richey, Florida 34656-0847  
Telephone: (727) 845-8433  
Fax: (727) 475-9822  
E-Mail: barbepts@msn.com  
Secondary E-Mail:  
maryellen\_BEpstein@outlook.com  
January 10, 17, 2025 25-00032P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-001997**  
**IN RE: ESTATE OF LOUIS ANGEL LINARES**  
**Deceased.**

The administration of the estate of Louis Angel Linares, deceased, whose date of death was July 27, 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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is January 10, 2025.  
**Personal Representative:**  
**Michael Linares**  
7913 Starfire Way  
New Port Richey, Florida 34654  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-mail Address:  
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  
January 10, 17, 2025 25-00033P

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-1963**  
**IN RE: ESTATE OF JOSEPH PETER LETIZIA**  
**Deceased.**

The administration of the estate of JOSEPH PETER LETIZIA, deceased, whose date of death was September 6, 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

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

**Case No.**  
**2024CA001717CAAXWS**  
**STEFAN POHLMAN,**  
**Plaintiff, vs.**  
**JAMES R. BEITER, SHANNON E. BEITER, ROBERT MARQUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUMBER 1**  
**DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MICHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG DEUTSCH ZENTRAL-GENOSSENSCHAFTSBANK,**  
**Defendants.**  
TO: THE ESTATE OF PETER BAKOWSKI  
Last Known Address: Unknown  
Curent Residence Unknown  
YOU ARE NOTIFIED that an action to Quiet Title on the following described property:  
Commence at the NW corner of Section 14, Township 24 South,

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**File No. 2024CP001985CPAXWS**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF ANTWON ROBINSON**  
**Deceased.**

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

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

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 January 10, 2025.

**Personal Representative:**  
**Melanie Lynn Weaver Robinson**  
6136 Cecelia Drive  
New Port Richey, Florida 34653  
Attorney for Personal Representative:  
Rodolfo Suarez, Jr. Esq.,  
Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, Florida 33156  
Telephone: 305-448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
January 10, 17, 2025 25-00062P

SECOND INSERTION

PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

FOURTH INSERTION

Range 17 East, Pasco County, Florida; Run thence S 89°23'20" E along the N01th line of Section 14, a distance of 2587.83 feet; Run thence S 00°26'05" E, a distance of 1505.94 feet; Run thence N 89°23'20" W, a distance of 590.00 feet to the Point of Beginning; Run thence S 00°26'05" E, a distance of 228.28 feet; Run thence N 89°23'20" W, a distance of 270.00 feet; Run thence N 00°26'05" W, a distance of 127.55 feet to a point of curvature; Run thence 95.92 feet along the arc of a curve to the right, having a radius of 680.00 feet, a central angle of 8°04'55" (a chord of 95.84 feet bearing N 03°36'23" E); Run thence S 89°23'20" E, a distance of 263.24 feet to the Point of Beginning.  
Parcel ID#: 14-24-17-0010-00000-4700  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven K. Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before JANUARY 27TH, 2025, a date which is within

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-1994**  
**IN RE: ESTATE OF CARL A. LEBO,**  
**aka CARL ALBERT LEBO**  
**Deceased.**

The administration of the estate of CARL A. LEBO, also known as CARL ALBERT LEBO, 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 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.

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 January 10, 2025.

Signed on this 5th day of December, 2024.  
**PAUL AMOS LEBO**  
**Personal Representative**  
620 85th Street  
Marathon, FL 33050  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email: rebecca@delzercoulter.com  
January 10, 17, 2025 25-00031P

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 January 10, 2025.

**Personal Representative:**  
**DEBORAH LOUISE LETIZIA**  
7625 Embassy Blvd.  
Port Richey, Florida 34668  
Attorney for Personal Representative:  
/S/CHRISTINA KANE  
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  
January 10, 17, 2025 25-00064P

thirty (30) days after the first publication of this Notice ( Publication dates: 4/19, 4/26, 5/3, 5/10) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Within two (2) working days of your receipt of this document lease contact Public Information Dept., West Pasco Judicial Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8100 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City, via 1-800-955-8771 if you are hearing or voice impaired.

WITNESS my hand and the seal of this Court this December 20, 2024  
Clerk of the Court  
(SEAL) s/s Nichole Alvarez-Sowles  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02331P

## --- TAX DEEDS ---

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000179TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1505934  
Year of Issuance: 06/01/2016  
Description of Property:  
09-25-17-0020-00600-0270  
MOON LAKE NO 2 MB 4 PG 74  
LOTS 27 & 28 BLK 6 RB 795 PG 1090  
Name(s) in which assessed:  
EST OF ROSE VESCE  
PER REP ROBERT VITTORIA  
AUGUSTINE VESCE  
ROSE VESCE  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02307P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000183TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506453  
Year of Issuance: 06/01/2016  
Description of Property:  
21-25-17-0110-19300-0460  
MOON LAKE ESTATES UNIT 11  
PB 5 PG 141 LOT 46 & 47 BLOCK  
193 OR 8224 PG 1520  
Name(s) in which assessed:  
JONATHAN R POLITANO  
REGISTERED AGENT  
CRYSTAL I LLC  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02311P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000181TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506232  
Year of Issuance: 06/01/2016  
Description of Property:  
16-25-17-0080-11900-0050  
MOON LAKE ESTATES UNIT  
8 PB 4 PG 98 LOTS 5-7 INCL  
BLOCK 119 OR 9411 PG 3655  
Name(s) in which assessed:  
LAKE AVE LAND TRUST  
UTA AUGUST 18, 2009  
LAKE AVE LAND TRUST  
J GARCIA TRUSTEE  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02309P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000182TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506370  
Year of Issuance: 06/01/2016  
Description of Property:  
17-25-17-0030-01700-0680  
MOON LAKE ESTATES UNIT 3  
PB 4 PG 75 LOTS 68 & 69 BLOCK  
17 OR 8225 PG 481  
Name(s) in which assessed:  
DENTON II LLC  
JONATHAN R POLITANO  
REGISTERED AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02310P

## FOURTH INSERTION

Year of Issuance: 06/01/2016  
Description of Property:  
10-25-16-0010-00000-0390  
GLENDALE HEIGHTS PB 5 PG  
146 LOT 39 OR 3701 PG 125  
Name(s) in which assessed:  
GEORGE W STRAIN III  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000172TDAXXX**  
NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1800280  
Year of Issuance: 06/01/2019  
Description of Property:  
26-23-21-0010-00000-0031  
MOSSTOWN SUB PB 3 PG 119  
WEST 50 FT OF LOT 3 OR 1980  
PG 362  
Name(s) in which assessed:  
EST OF MOSES STEWART JR  
MOSES STEWART JR  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02300P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000185TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506627  
Year of Issuance: 06/01/2016  
Description of Property:  
21-25-17-0150-25800-0220  
MOON LAKE ESTATES UNIT  
15 PB 6 PG 65A LOTS 22 & 23  
BLOCK 258 OR 8633 PG 512  
Name(s) in which assessed:  
SORAYA L HANCOCK  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02313P

## FOURTH INSERTION

property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02302P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000178TDAXXX**  
NOTICE IS HEREBY GIVEN, That LINDA L GRAVES, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506492  
Year of Issuance: 06/01/2016  
Description of Property:  
21-25-17-0130-21800-0530  
MOON LAKE NO 13 MB 6 PGS  
6 7 ,8 LOT 53 BLK 218 RB 1016  
PG 502  
Name(s) in which assessed:  
PHILIP G JONES  
PHILIP GRAYSON JONES  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02306P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000184TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506552  
Year of Issuance: 06/01/2016  
Description of Property:  
21-25-17-014R-24400-0280  
MOON LAKE ESTATES UNIT 14  
REPLAT PB 6 PGS 47-48 LOTS  
28-30 BLOCK 244 OR 7182 PG  
964  
Name(s) in which assessed:  
GABRIEL HOMES INC  
TONY MUNIZ JR REGISTERED  
AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02312P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000171TDAXXX**  
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2004713  
Year of Issuance: 06/01/2021  
Description of Property:  
15-25-17-0100-16900-0190  
MOON LAKE ESTATES UNIT 10  
PB 5 PGS 128-131 LOTS 19 20 21  
& 22 BLK 169 OR 1286 PG 1950  
Name(s) in which assessed:  
JIMMY D PATTERSON  
PATTERSON AIR  
CONDITIONING & HEATING  
JIMMY D PATTERSON  
REGISTERED AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02299P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000180TDAXXX**  
NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1506155  
Year of Issuance: 06/01/2016  
Description of Property:  
15-25-17-0100-17600-0310  
BLK 176 MOON LAKE NO 10 PB  
5 PGS 128 TO 131 LOTS 31 & 32  
OR 3762 PG 740  
Name(s) in which assessed:  
DARRELL GENE DREW  
PAMELA ANN DREW  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02308P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000162TDAXXX**  
NOTICE IS HEREBY GIVEN, That JANIE S WILEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1613267  
Year of Issuance: 06/01/2017  
Description of Property:  
04-24-18-0000-00100-0000M  
1/2 INTEREST IN E1/2 OF E1/2  
OF NW1/4 OF NW1/4 LESS  
NORTH 50.00 FT DB 168 PG 240  
DB 165 PG 447  
Name(s) in which assessed:  
FRANKLIN A ASHBY  
D B KEMPER  
EST OF ELIZABETH H  
KEMPER  
F A ASHBY  
LOUISE K ASHBY  
LIONEL LAPEROUSE JR  
HELEN K LAPEROUSE  
DONALD B KEMPER  
ESTATE OF F A ASHBY  
DECEASED  
ESTATE OF LIONEL  
LAPEROUSE JR DECEASED  
ESTATE OF LIONEL A  
LAPEROUSE DECEASED  
FRANK A ASHBY SR  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02295P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000165TDAXXX**  
NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2001924  
Year of Issuance: 06/01/2021  
Description of Property:  
22-26-21-0010-00000-0101  
CHAIVA HTS PB 5 PG 102 N 136  
FT LOT 10 EXCEPT THE EAST  
5.00 FT THEREOF OR 8211 PG  
441  
Name(s) in which assessed:  
GEORGE OWENS JR  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02297P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000177TDAXXX**  
NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1606697  
Year of Issuance: 06/01/2017  
Description of Property:  
15-25-17-0100-16800-0010  
BLK 168 MOON LAKE NO 10 MB  
5 PGS 128 TO 131 LOTS 1, 2  
Name(s) in which assessed:  
W E WILSON SR  
ALICE WILSON  
WILLIAM E WILSON SR  
ALICE M WILSON  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02305P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000163TDAXXX**  
NOTICE IS HEREBY GIVEN, That JOHN G HLAVAC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1613268  
Year of Issuance: 06/01/2017  
Description of Property:  
04-24-18-0000-00100-0010M  
1/2 INTEREST IN W1/2 OF E1/2  
OF NW1/4 OF NW1/4 LESS  
NORTH 50.00 FT DB 168 PG 240  
DB 165 PG 447  
Name(s) in which assessed:  
FRANK A ASHBY SR  
ESTATE OF LIONEL A  
LAPEROUSE DECEASED  
ESTATE OF LIONEL  
LAPEROUSE JR DECEASED  
ESTATE OF F A ASHBY  
DECEASED  
DONALD B KEMPER  
FRANKLIN A ASHBY  
D B KEMPER  
EST ELIZABETH H KEMPER  
MARY ELLEN KEMPER  
SIMMAN  
D B KEMPER  
EST ELIZABETH H KEMPER  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02296P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000170TDAXXX**  
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2004848  
Year of Issuance: 06/01/2021  
Description of Property:  
16-25-17-0090-14000-0710  
MOON LAKE ESTATES UNIT  
9 PB 4 PGS 101-102 LOTS 71-74  
INCL BLOCK 140 OR 1954 PG  
1002  
Name(s) in which assessed:  
RETA M DAVIDSON  
ARLENE L ALLEN  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02298P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000176TDAXXX**  
NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1906152  
Year of Issuance: 06/01/2020  
Description of Property:  
16-25-17-0090-13900-0190  
MOON LAKE ESTATES UNIT  
9 PB 4 PGS 101-102 LOTS 19-21  
INCL BLOCK 139 OR 1805 PG  
1528 OR 8326 PG 607  
Name(s) in which assessed:  
JUDITE DASILVA  
JUDITE DA SILVA  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02304P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000173TDAXXX**  
NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1706160  
Year of Issuance: 06/01/2018  
Description of Property:  
17-25-17-0030-02300-0440  
MOON LAKE UNIT 3 PB 4 PGS  
75 & 76 LOTS 44 & 45 BLOCK 23  
Name(s) in which assessed:  
GEO W CASNER JR  
GEORGE W CASNER JR  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02301P

## FOURTH INSERTION

**Notice of Application for Tax Deed 2024XX000175TDAXXX**  
NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2004803  
Year of Issuance: 06/01/2021  
Description of Property:  
16-25-17-0080-12000-0190  
BLK 120 MOON LAKE NO 8 MB  
4 PGS 98, 99 LOTS 19 20, 21  
Name(s) in which assessed:  
HENRY C CHAPPELL  
MARTHA CHAPPELL  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on January 30, 2025 at 10:00 am.  
December 11, 2024  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Dec. 27, 2024; Jan. 3, 10, 17, 2025  
24-02303P