

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tampa Bay Toy Expo located at 25753 Frith Street, 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 Florida Department of State, Tallahassee, Florida.
 Dated at Zephyrhills, Florida, this 2nd day of March, 2022.
 MAD ROBOT ENTERPRISES LLC
 March 4, 2022 22-00366P

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Headliners car&truck located at 38610 New Haven Dr., in the County of Pasco, in the City of Dade City, Florida 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Dade City, Florida, this 25th day of February, 2022.
 George Baker Jr.
 March 4, 2022 22-00361P

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EZ Easels USA located at 6102 Spring Lake Circle, in the County of Pasco, in the City of Zephyrhills, Florida 33540, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Dade City, Florida, this 25th day of February, 2022.
 EZ Easels LLC
 March 4, 2022 22-00362P

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TNT Tropical Plantation, located at 28452 Lindenhurst dr., in the City of Wesley Chapel, County of Pasco, State of Florida, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 1 of March, 2022.
 Scott Ngo
 28452 Lindenhurst dr.
 Wesley Chapel, FL 33544
 March 4, 2022 22-00360P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-193 ES
IN RE: ESTATE OF JOHN C. PLATTS, Deceased.
 The administration of the estate of JOHN C. PLATTS, deceased, whose date of death was April 22, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523-3894. 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.
 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: March 4, 2022.
MARIA PLATTS
Personal Representative
 4137 Joyful Lane
 Zephyrhills, FL 33541
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B.
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: mmerkel@hnh-law.com
 March 4, 11, 2022 22-00343P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
UCN: 512022CP000076CPAXWS
IN RE: ESTATE OF VINCENT DAVID COLLINS Deceased.
 The administration of the Estate of VINCENT DAVID COLLINS, deceased, who died on October 20, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.
 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 March 4, 2022.
Personal Representative
Patricia Collins
 4516 Seagull Drive, #717
 New Port Richey, Florida 34652
 Attorney for the Personal Representative
 Bedy Law, PLLC
 13043 West Linebaugh Avenue
 Tampa, Florida 33626
 727-308-0529
 Florida Bar No.: 99293
 aaron@bedylaw.com
 March 4, 11, 2022 22-00339P

FIRST INSERTION
NOTICE OF RULEMAKING FOR AMENDED AMENITY POLICIES BY THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RULEMAKING FOR AMENDED AMENITY POLICIES BY THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
 A public hearing will be conducted by the Board of Supervisors ("Board") of the Long Lake Ranch Community Development District ("District") on April 7, 2022, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.
 In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed amended and restated Recreational Facilities and Parking Rules & Regulations ("Amended Amenity Rules"), which address (1) the requirements for the use of the District's amenity facilities; and (2) the establishment of fees for the use of such facilities including but not limited to the annual user fee and rental fees. The public hearing will provide an opportunity for the public to address proposed Amended Amenity Rules, including rules establishing rates and fees related to the use of such facilities. The proposed fees are as follows:
 Annual Pass
 May be purchased by a non-resident of the District at a cost of \$2,000 each per household per year.
 Replacement Amenity Access Cards
 \$25 per card
 Rental Rate - Multi-purpose Room in Activity Center
 District/HOA: \$0
 Members: \$60
 Non-Members: \$110
 Other governmental unit: \$60
 Rental Deposit - Multi-purpose Room in Activity Center; Pavilion in the Park
 District/HOA: \$0
 Members: \$300
 Non-Members: \$600
 Other governmental unit: \$100
 Rental Rate - Pool Parties
 Members: \$60 (Deposit: \$300)
 The proposed Amended Amenity Rules and rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amended Amenity Rules is to provide for efficient and effective District operations by setting policies, regulations, rates and fees and to repeal and replace all related prior rules and policies all pursuant to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.011, 190.012, 190.035(2), 190.011(5) and 120.54, 120.69, Florida Statutes. Prior Notice of Rule Development was published in Business Observer on February 25, 2022.
 Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.
 The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at c/o DPGF, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.
 A copy of the proposed Amended Amenity Rules may be obtained by contacting the District Office.
 Howard McGaffney, District Manager
 Long Lake Ranch Community Development District
 March 4, 2022 22-00367P

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fast House Transport located at 31819 carriage house rd, in the County of Pasco, in the City of Zephyrhills, Florida 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Zephyrhills, Florida, this 28th day of February, 2022.
 L BERCAW LLC
 March 4, 2022 22-00363P

FIRST INSERTION
 Affordable Secure Storage - Hudson Public Notice
 Notice of Sale
 Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.
 Q01: Peter Bouloug
 N10: Robin Boatwright

FIRST INSERTION
 SALE NOTICE
 Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com March 19th, 2022 AT OR AFTER: 11:00 AM.EST.
 March 4, 11, 2022 22-00353P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512022CP000266CPAXWS
Division I
IN RE: THE ESTATE OF ANN E. TROTTI AKA ANN P. POLLETT TROTTI AKA ANN P. TROTTI AKA ANN TROTTI Deceased.
 The administration of the estate of ANN E. TROTTI aka ANN POLLETT TROTTI aka ANN P. TROTTI aka ANN TROTTI, deceased, whose date of death was January 13, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 March 4, 2022.
Personal Representative:
RICHARD BRIAN TROTTI
 49 Meadowbrook Drive
 Candler, North Carolina 28715
 Attorney for Personal Representative:
 JENNY SCAVINO SIEG, ESQ.
 Attorney
 Florida Bar Number: 0117285
 SIEG & COLE, P.A.
 2945 Defuniak Street
 Trinity, Florida 34655
 Telephone: (727) 842-2237
 Fax: (727) 264-0610
 E-Mail: jenny@siegcoleglaw.com
 Secondary E-Mail: eservice@siegcoleglaw.com
 March 4, 11, 2022 22-00348P

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Parker North Consulting located at 34428 Mission Valley Drive, in the County of Pasco, in the City of Dade City, Florida 33525, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Zephyrhills, Florida, this 2nd day of March, 2022.
 LESSIE MAE LLC
 March 4, 2022 22-00364P

FIRST INSERTION
 SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
 6530 Accent Lane
 New Port Richey, FL 34653
 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)
 (Certified Mail, Return Receipt Required and by Regular Mail)
 TO: RONALD E. WATSON and ANY UNKNOWN TENANT(S)
 7420 Carnival Lane; Lot #58 New Port Richey, Florida 34653.
 CMRR: 7020 0640 0001 77171409
 When you vacated the premises at 7420 Carnival Lane; Lot #58, New Port Richey, FL 34653, the following personal property remained:
 1983 LIBERTY SINGLE WIDE MOBILE HOME
 VIN: 10L16091; TITLE NO. 0020354082
 Miscellaneous furniture and appliances
 You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than March 21, 2022 at 11:00 a.m., this property will be disposed of pursuant to Florida Statutes §715.109.
 PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by THIS publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.
 DATE: March 1, 2022
 SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
 By: MARY CLARK, PARK MANAGER
 6530 Accent Lane
 New Port Richey, FL 34653
 (727)-842-3928
 March 4, 11, 2022 22-00354P

FIRST INSERTION
 FICTITIOUS NAME NOTICE
 NOTICE IS HEREBY GIVEN THAT GAYLE NICOLE IRELAND, OWNER, desiring to engage in business under the fictitious name of ANGELS WITHOUT LIMITS located at 7206 FAIRFAX DRIVE, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 March 4, 2022 22-00358P

FIRST INSERTION
 NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-22-CP-291-WS
Division I
IN RE: ESTATE OF DARRELL THOMAS GATLEY Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Darrell Thomas Gatley, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 18, 2021; that the total value of the estate is \$4,000.00 and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 Barbara Gatley
 5853 Riddle Road
 Holiday, FL 34690
 Hannah Gatley
 1512 Seagull Drive, Apartment 201
 Palm Harbor, FL 34685
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 March 4, 2022.
Personal Giving Notice:
Barbara Gatley
 5853 Riddle Road
 Holiday, Florida 34690
 Attorney for Person Giving Notice
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 March 4, 11, 2022 22-00344P

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 a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Single-Family Residential activities on 186.08 acres known as Mirada Parcel 15
 The project is located in Pasco County, Section(s) 15, 16, Township 25 South, Range 20 East. The petitioner is CRCG TWO LP whose address is 2052 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607
 The Petition No. is 42028080.116
 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 N, Tampa, Florida 33637

FIRST INSERTION
 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. 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.
 March 4, 2022 22-00357P

FIRST INSERTION
 NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/19/2022, 08:30 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.
 IFMCM60H9BVJ14898 1981 FORD
 1G4CW54K234132769 2003 BUIC
 JM1CR293990332298 2009 MAZD
 March 4, 2022 22-00359P

FIRST INSERTION
 NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/19/2022, 08:30 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.
 IFMCM60H9BVJ14898 1981 FORD
 1G4CW54K234132769 2003 BUIC
 JM1CR293990332298 2009 MAZD
 March 4, 2022 22-00359P

FIRST INSERTION
 NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/19/2022, 08:30 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.
 IFMCM60H9BVJ14898 1981 FORD
 1G4CW54K234132769 2003 BUIC
 JM1CR293990332298 2009 MAZD
 March 4, 2022 22-00359P

FIRST INSERTION
 NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 03/19/2022, 08:30 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.
 IFMCM60H9BVJ14898 1981 FORD
 1G4CW54K234132769 2003 BUIC
 JM1CR293990332298 2009 MAZD
 March 4, 2022 22-00359P

HOW TO PUBLISH YOUR LEGAL NOTICE
 IN THE BUSINESS OBSERVER
CALL 941-906-9386
 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com
 Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-001476
IN RE: ESTATE OF
SHIRLEY A. JEUP,
Deceased.

The administration of the estate of JANICE K. JEUP-WILSON, deceased, whose date of death was August 1, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 3, 2022.

Personal Representative:

Janice K. Jeup-Wilson
211 Kawana Circle
Murphy, NC 28906

Attorney for Personal Representative:

C. Hunter Rawls
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
March 4, 11, 2022 22-00356P

FIRST INSERTION

NOTICE TO CREDITORS
(Single Personal Representative)
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
File No.: 2022CP000251CPAXWS
Probate Division
IN RE: THE ESTATE OF
ALAN STUART BEER
Deceased.

The administration of the Estate of ALAN STUART BEER, deceased, whose date of death was 2/23/21, File Number: 2022CP000251CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523-3894. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is March 4, 2022.

Personal Representative:

JAMIE BROIDA BEER
3916 Sorrel Vine Drive
Wesley Chapel, FL 33544

Attorney for Personal Representative:

ADAM S. GUMSON
JUPITER LAW CENTER
River Place Professional Center
1003 W. Indiantown Road - Suite 210
Jupiter, Florida 33458-6851
Telephone : (561) 744 - 4600
Florida Bar No.: 906948
asg@jupiterlawcenter.com
March 4, 11, 2022 22-00347P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022CP235WS
IN RE: ESTATE OF
FRANK J. DeFINA/
aka FRANK JOHN DeFINA
Deceased.

The administration of the estate of FRANK J. DeFINA, also known as FRANK JOHN DeFINA, deceased, whose date of death was January 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 4, 2022.

Signed on this 4th day of February, 2022.

BRIAN DeFINA

Personal Representative
6 Jesse Way
Mt. Sinai, NY 11766

Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
March 4, 11, 2022 22-00341P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-2021-CP-2081
IN RE: ESTATE OF
CARMELO MONTELEONE JR
Deceased.

The administration of the estate of CARMELO MONTELEONE JR, deceased, whose date of death was September 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED

-Two (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 4, 2022.

Personal Representative:

MARY ANDERSEN
P.O. BOX 1530
NEW PORT RICHEY, FL 34656

Attorney for Personal Representative:
N. Michael Kouskoutis, Esq.
FBN: 883591
623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribel23@grtrail.com
March 4, 11, 2022 22-00346P

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2021-CC-002899

CONSUMER PORTFOLIO SERVICES, INC., Plaintiff, v. COHLEEN ELIZABETH DIMICK, ET AL, Defendants.
To the following Defendant(s):
COHLEEN ELIZABETH DIMICK
(Last Known Address: 12934 Ladd Ave, New Port Richey, FL 34654)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2015 HYUNDAI ACCENT with VIN KMHT4AE6FU847382

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti/Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before April 4, 2022, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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.

WITNESS my hand and the seal of this Court this 1st day of March, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By: Kelly Jeanne Symons
As Deputy Clerk
March 4, 11, 18, 25, 2022 22-00335P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
IN RE: ESTATE OF
ALEXANDER C. KAPLAN
Deceased.

The administration of the estate of Alexander C. Kaplan, deceased, whose date of death was July 20, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 4, 2022.

Personal Representative:

Rita Kaplan
725 Bayside Dr.
Tarpon Springs, Florida 34689

Attorney for Personal Representative:
N. Michael Kouskoutis, Esq.
Attorney for Mark Joseph Keller
Florida Bar Number: 883591
623 E. Tarpon Ave.
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Fax: (727) 937-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribel23@gmail.com
March 4, 11, 2022 22-00345P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000183CPAXWS

Division Probate
IN RE: ESTATE OF
SUZANNE CATHERINE BAXTER,
Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Suzanne Catherine Baxter, deceased, File Number 512022CP000183CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654; that the decedent's date of death was October 20, 2021; that the total value of the estate is \$12,335.04 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Jessica M. Baxter
(a/k/a Jessica A. Baxter)
3 Dennis Ave.
Albany, NY 12211
Anthony M. Torres
104 Seelye Dr.
Burnt Hills, NY 12027

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 4, 2022.

Person Giving Notice:

Jessica M. Baxter
3 Dennis Ave.
Albany, New York 12211
Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt
Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
kim@lawyergriffin.com
March 4, 11, 2022 22-00342P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000165CPAXES
IN RE: ESTATE OF
William Leon Shaw
Deceased.

The administration of the estate of William Leon Shaw, deceased, whose date of death was November 12th, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave Room 210, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 4, 2022.

Personal Representative:

Zachary J. Shaw
10908 Peppertree Ln
Port Richey, FL 34668
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
March 4, 11, 2022 22-00350P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000187CPAXWS

Division I
IN RE: THE ESTATE OF
CAROL LEE BEAVERS AKA
CAROL LEE T. BEAVERS AKA
CAROL LEE THERSA BEAVERS
AKA CAROLLEE T. BEAVERS
Deceased.

The administration of the estate of CAROL LEE BEAVERS AKA CAROL LEE T. BEAVERS AKA CAROL LEE THERSA BEAVERS AKA CAROLLEE T. BEAVERS, deceased, whose date of death was November 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO BOX 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 March 4, 2022.

Co-Personal Representatives:

JESSICA LOGAN
905 White Oak Drive
South Bend, Indiana 46617
SARAH WILLIAMS FKA SARAH CRONK
57039 Meadow Glen Drive
Elkhart, Indiana 46516

Attorney for Co-Personal Representatives:

JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
March 4, 11, 2022 22-00349P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021-CA-002476
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.

MICHAEL STALLER, JR., et al., Defendants.
TO: Michael Staller, Jr.
10661 Jaacarm Drive
New Port Richey, FL 34654

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

Tract 130 of unrecorded plat of BEAR CREEK ESTATES, UNIT TWO, Pasco County, Florida, lying in Section 7, Township 25 South, Range 17 East, being more fully described as follows: Commence at the Southwest corner of said Section 8; thence run South 89° 28' 57" East, along the South line of said Section 8, 1000.0 feet; thence due North 2680.29 feet; thence due West 2931.71 feet to the Point of Beginning; thence South 17° 49' 30" East, 460.71 feet; thence 94.82 feet along the arc of a curve to the left having a radius of 424.49 feet and a chord of 94.62 feet which bears South 65° 46' 33" West, 558.96 feet; thence South 89° 06' 16" East: 230.0 feet to the Point of Beginning, the Southeasterly 25.0 feet thereof being reserved as road right-of-way for ingress and egress.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiffs attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, by April 4, 2022 and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; or 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) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida this 2nd day of March, 2022.

Nikki Alvarez-Sowles, Esq.
as Clerk of the Circuit Court of Pasco County, Florida
By: Kelly Jeanne Symons
DEPUTY CLERK
March 4, 11, 2022 22-00352P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2017CA002434CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR RESIDENTIAL ASSET
SECURITIES CORPORATION,
HOME EQUITY MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-
AHL1,
Plaintiff, vs.

LUCAS H. BERGER, ET AL. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 03, 2020, and entered in 2017CA002434CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL1 is the Plaintiff and LUCAS H. BERGER; CLARE A. BERGER A/K/A CLARE E. BERGER; and BEACON WOODS EAST HOMEOWNERS' ASSN., INC. are the Defendant(s).

The date of first publication of this notice is March 4, 2022.

By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@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: fmail@raslg.com
17-041501 - CaB
March 4, 11, 2022 22-00337P

LOT 327, CLAYTON VILLAGE,
PHASE 2, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17,
PAGE(S) 95 THROUGH 99, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 12922 SAND-
BURST LN, HUDSON, FL

FIRST 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. 2019CA003351CAAXWS GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07, Plaintiff, vs. 13748 BRYNDLEWOOD CT, LLC., a Florida limited liability company; BLASINA M. BAUTISTA DE MORETA; JUAN L. MORETA; JUAN F. MORETA; THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC., a not for profit Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; AND UNKNOWN TENANT IN POSSESSION # 2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to that Agreed Order on Defendant's Motion to Cancel and Reschedule Foreclosure Sale dated February 15, 2022 and entered in Case No. 2019CA003351 CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07 is the Plaintiff(s) and 13748 BRYNDLEWOOD CT, LLC., a Florida limited liability company, BLASINA M. BAUTISTA DE MORETA, JUAN L. MORETA, JUAN F. MORETA, THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC., a not for profit Florida corporation, UNKNOWN TENANT IN POSSESSION # 1, AND UNKNOWN TENANT IN POSSESSION # 2, are Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 29th day of March, 2022 at

www.pasco.realforeclose.com the following described property as set forth in said Order or Final Judgment, to-wit: Lot 520, THE PRESERVE AT FAIRWAY OAKS UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 39, Pages 23 through 29, of the Public Records of Pasco County, Florida a/k/a 13748 Bryndlewood Court, Hudson, FL 34669 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. "It is the intent of the 6th Judicial Circuit to provide reasonable accommodations when requested by qualified persons with disabilities. 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: Teyvon Johnson Fla. Bar No. 1011005 DAVID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Email: david@davidrroy.com Email: teyvonn@davidrroy.com March 4, 11, 2022 22-00338P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021CA000529CAAXES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1995-3, Plaintiff, v. ANN BETZ; UNKNOWN SPOUSE OF ANN BETZ; WILLIAM BETZ; UNKNOWN SPOUSE OF WILLIAM BETZ; WILMER MCMANIGLE, JR., ET AL., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 1, 2021 entered in Civil Case No. 2021CA000529CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1995-3, Plaintiff and ANN BETZ; UNKNOWN SPOUSE OF ANN BETZ; UNKNOWN SPOUSE OF WILLIAM BETZ; WILMER MCMANIGLE, JR.; UNKNOWN SPOUSE OF WILMER MCMANIGLE, JR.; THE CLERK OF THE 6TH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A HILDA LUCIE KIRKLAND BEDINGFIELD; UNKNOWN TENANT #2 N/K/A COREY TREVOR are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on March 31, 2022 the following described property as set forth in said Final Judgment, to-wit: THAT PART OF THE WEST 165 FEET OF THE EAST 330 FEET OF THE NORTHWEST 1/4 OF

THE NORTHWEST 1/4 LYING NORTH OF STATE ROAD #52, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE ABOVE DESCRIBED LAND AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #52, THENCE RUNNING NORTH 142 FEET, THENCE EAST 81 FEET, THENCE SOUTH TO NORTH RIGHT-OF-WAY LINE OF STATE ROAD #52, THENCE SOUTHWESTERLY ON THE STATE ROAD RIGHT-OF-WAY, 92 FEET MORE OR LESS TO THE POINT OF BEGINNING. ALL BEING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1995 69 X 28 5B68B HOME, SERIAL NUMBER PH069158ABFL. PROPERTY ADDRESS: 36155 STATE ROAD 52 WEST, DADE CITY, FL 33525 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftrealprop@kelleykronenberg.com File No: M2000215-JMV March 4, 11, 2022 22-00336P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA003355 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. MADELYN CAMACHO; JERRY CAMACHO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JAQUELYN; ASHTON OAKS HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 28, 2022 in Civil Case No. 2019CA003355, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and MADELYN CAMACHO; JERRY CAMACHO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JAQUELYN; ASHTON OAKS HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.

realforeclose.com on May 2, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 252, ASHTON OAKS SUBDIVISION, PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 84 THROUGH 92, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 1 day of March, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2022-03-01 15:33:01 Zachary Y. Ullman, Esq. FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-763B March 4, 11, 2022 22-00351P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512020CA000411CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DEREK M. WUNSCHLA/K/A DEREK MATTHEW WUNSCHLA; STEPHANIE D. WUNSCHLA A/K/A STEPHANIE DAWN WUNSCHLA; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 9, 2022, and entered in Case No. 512020CA000411CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and DEREK M. WUNSCHLA A/K/A DEREK MATTHEW WUNSCHLA; STEPHANIE D. WUNSCHLA A/K/A STEPHANIE DAWN WUNSCHLA; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00

a.m., on March 29, 2022, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 262, VERANDAHS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGES 64 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED February 28, 2022. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-175781 / BJB March 4, 11, 2022 22-00334P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

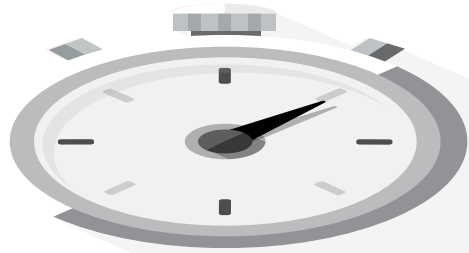
PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

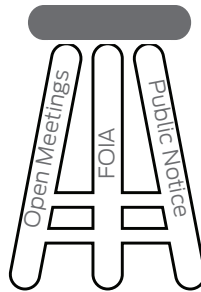


SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence

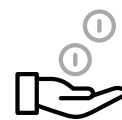


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2019CP1495WS IN RE: ESTATE OF CLOY'S K. BRANAN, JR./ aka CLOY'S KINNON BRANAN, JR., Deceased.

The administration of the estate of CLOY'S K. BRANAN, JR., also known as CLOY'S KINNON BRANAN, JR., deceased, whose date of death was December 12, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 25, 2022.

Signed on this 27th day of January, 2022.

MELINDA BRANAN
Personal Representative
16433 Ashington Lane
Spring Hill, FL 34610

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
Feb. 25; Mar. 4, 2022 22-00308P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 512022CP000094CPAXES IN RE: ESTATE OF Steven Rohz Franklin Deceased.

The administration of the estate of Steven Rohz Franklin, deceased, Case Number 512022CP000094CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 25, 2022.

Pauli Anne Franklin
Personal Representative
Address: 8621 Heather Dr.,
Zephyrhills, FL 33540

Attorney for Personal Representative:
Michael H. Willison, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
Feb. 25; Mar. 4, 2022 22-00320P

SECOND INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809)

The undersigned will sell at public sale by competitive bidding on the 12th day of March 2022, at 09:00 AM, on the premises where said property has been stored and which is located at : Mile Stretch Self Storage 5425 Mile Stretch Dr. Holiday FL. 34690

County of Pasco , State of Florida
THE FOLLOWING:
Derek Higgins Unit 004
Household Goods

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party.

Feb. 25; Mar. 4, 2022 22-00321P

SECOND INSERTION

NOTICE TO CREDITORS RE: MALCOM DOYLE OTT II, Deceased

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

The above-named Decedent, established a Living Trust, entitled MALCOM DOYLE OTT II LIVING TRUST- Dated March 29, 2019.

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 February 25, 2022.

Petitioner
RHONDA K. WASHINGTON,
Trustee

1602 N., Lake Ave.,
Avon Park, FL 33825
Feb. 25; Mar. 4, 2022 22-00314P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX00014TTDAXXX

NOTICE IS HEREBY GIVEN, THAT PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1706571
Year of Issuance: 06/01/2018

Description of Property:
29-26-17-0060-00000-0281
WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 PORTION OF LOT 28 DESC AS COM AT MOST WLY COR OF LOT 28 FOR POB TH CURVE LEFT RAD 234.50 FT CHD BRG N56DEG48'48"E 41.99 FT TH CONTINUE ALG NWLY BDY LINE N51DEG40'34"E 12.09 FT TH CURVE LEFT RAD 35.00 FT CHD BRG S02DEG46'57"W 21.09 FT TH S14DEG45'00"E 26.70 FT TH N71DEG58'16"W 53.00 FT TO POB OR 6275 PG 1741

Name(s) in which assessed:
MAASER II LLP

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 March 17, 2022 at 10:00 am.

January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

Feb. 11, 18, 25; Mar. 4, 2022 22-00235P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000134TDAXXX

NOTICE IS HEREBY GIVEN, THAT PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1610364
Year of Issuance: 06/01/2017

Description of Property:
27-24-21-0400-00900-0060
BLK 9 ROSS AD DB 3 P 451 N/2 OR 7242 PG 9

SECOND INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809)

The undersigned will sell at public sale by competitive bidding on the 12th day of March 2022, at 09:00 AM, on the premises where said property has been stored and which is located at : Mile Stretch Self Storage 5425 Mile Stretch Dr. Holiday FL. 34690

County of Pasco , State of Florida
THE FOLLOWING:
Derek Higgins Unit 004
Household Goods

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party.

Feb. 25; Mar. 4, 2022 22-00322P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000140TDAXXX

NOTICE IS HEREBY GIVEN, THAT PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1700288
Year of Issuance: 06/01/2018

Description of Property:
26-23-21-002A-00000-0046
SUBDIVISION OF SE1/4 OF NW1/4 PB 2 PG 44 EAST 50.00 FT OF SOUTH 50.00 FT OF LOT 4 DB 108 PG 489

Name(s) in which assessed:
MT ZION PRIMITIVE BAPTIST CH

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 March 17, 2022 at 10:00 am.

January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

Feb. 11, 18, 25; Mar. 4, 2022 22-00234P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000139TDAXXX

NOTICE IS HEREBY GIVEN, THAT PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1601428
Year of Issuance: 06/01/2017

Description of Property:
02-25-16-083B-00001-660A
BEACON WOODS VILLAGE 11-A SECOND ADDITION PB 13 PG 55 POR OF TRACT A DESC AS:COM AT NW COR OF LOT 1660 OF SAID SUB FOR POB TH ALG W BDY OF LOT 1660 S01DG 15' 19"W 70 FT TO SW COR OF LOT 1660 TH N88DG 44' 41"W 30 FT TH N01DG 15' 19"E 70 FT TH S88DG 44' 41"E 30 FT TO POB OR 1746 PG 256

Name(s) in which assessed:
ROBIN J GORDON

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 March 17, 2022 at 10:00 am.

January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

Feb. 11, 18, 25; Mar. 4, 2022 22-00233P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000142TDAXXX

NOTICE IS HEREBY GIVEN, THAT PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1703824
Year of Issuance: 06/01/2018

Description of Property:
30-26-19-003A-00000-00B0
LAKE PADGETT SOUTH UNIT 2 PB 13 PGS 137-139 PCL B AKA PARK OR 7696 PG 842

Name(s) in which assessed:
TRINITY FAMILY CHURCH INC

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 March 17, 2022 at 10:00 am.

January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk

Feb. 11, 18, 25; Mar. 4, 2022 22-00236P

SECOND INSERTION

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

CASE NO.: 2021-CA-002161
BABYLON CAPITAL, LLC,
Plaintiff, v.
GARNETT S. CRAIG, et al.,
Defendants.

TO: Unknown Heirs, Beneficiaries and Devises of the Estate of Bessie Hodges 14317 Delmar St Dade City, FL 33525

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

Lot 22, Less South 17 feet thereof and all of Lot 23, Mickens-Harper Subdivision, as per plat book 3, page 158, 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, on Anthony R. Smith, Esquire, the Plaintiffs attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, by March 28, 2022 and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; or 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) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida this 17th day of February, 2022.

Nikki Alvarez-Sowles, Esq.
as Clerk of the Circuit Court of Pasco County, Florida
By: Kelly Jeanne Symons
DEPUTY CLERK

Feb. 25; Mar. 4, 2022 22-00305P

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IN THE BUSINESS OBSERVER

CALL
941-906-9386
and select the appropriate County name from the menu option

OR E-MAIL:
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Business Observer

SECOND INSERTION

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

PROBATE DIVISION
FILE NO.:
2021-CP-002097CPAXES
IN RE: FRANK R. KUHN
Deceased.

The administration of the estate of Frank R. Kuhn, deceased, whose date of death was October 4, 2020 is pending in the Circuit Court Pasco County, Florida, Probate Division; File No. 2021-CP-002097 CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS FEBRUARY 25, 2022.

Petitioner
CHERELL KUHN

4348 Fayette Dr.
Lutz, FL 33559
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Feb. 25; Mar. 4, 2022 22-00313P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

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Business Observer

FOURTH INSERTION

Notice of Application for Tax Deed
2021XX000146TDAXXX
NOTICE IS HEREBY GIVEN,
That PASCO COUNTY BOARD OF
COUNTY COMMISSIONERS, 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 #: 1705935
Year of Issuance: 06/01/2018
Description of Property:
15-25-17-0100-18200-0340
MOON LAKE ESTATES UNIT 10
PB 5 PGS 128-131 LOTS 34 & 35
BLOCK 182 OR 6185 PG 1174

Name(s) in which assessed:
WINDEL STREET TRUST
JOHN C 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 March 17, 2022 at 10:00 am.
January 27, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Feb. 11, 18, 25; Mar. 4, 2022
22-00237P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2018CA002449
MTGLQ INVESTORS, L.P.
Plaintiff, vs.

KIMBERLY PEAL; A/K/A
KIMBERLY M. PEAL; et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclo-
sure dated September 6, 2019 entered
in Civil Case No. 2018CA002449 of
the Circuit Court of the 6th Judicial
Circuit in and for Pasco County, Flor-
ida, wherein MTGLQ INVESTORS,
L.P., is Plaintiff and KIMBERLY
PEAL; A/K/A KIMBERLY M. PEAL;
et al., are defendant(s).

The Clerk, NIKKI ALVAREZ-
SOWLES will sell to the highest bidder
for cash, www.pasco.realeforeclose.com
at 11:00 o'clock a.m. on March 22, 2022
on the following described property as
set forth in said Final Judgment, to wit:
LOT 42, SHADOW LAKES,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED

IN PLAT BOOK 19, PAGES 26
AND 27 OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.
Property address: 12536 Shadow
Ridge Blvd, Hudson, Florida
34669
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
The Court, in its discretion, may en-
large the time of the sale. Notice of the
changed time of sale shall be published
as provided herein.

DATED this 21st day of February,
2022.

LAW OFFICES OF MANDEL,
MANGANELLI & LEIDER, P.A.
Attorneys for Plaintiff
1900 NW Corporate Blvd., Suite 305W
Boca Raton, Florida 33431
Telephone: (561) 826-1740
Email: servicesmandel@gmail.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
Feb. 25; Mar. 4, 2022 22-00327P

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 22nd day of June, 2018, in the
cause wherein Suncoast Credit Union, was Plaintiff, and Dean Olivanti, was
Defendant, being case number 2017CA003629ES in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right,
title, and interest of the defendant, Dean Olivanti, in and to the following described
property, to wit:

BLACK 2018 CHEVROLET SILVERADO 1500 VIN: IGCRCREC6JZ165456;
Titled to Dean Anthony Olivanti 07/15/1964
I shall offer this property for sale "AS IS" on March 8, 2022, or as soon thereafter as
possible, at 10:00 AM Stepp's Auto & Truck Salvage, Inc 11607 Ossie Murphy Road,
San Antonio, FL 33576 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, the proceeds to be applied
as far as may be to the payment of costs and the satisfaction of the above-described
execution.

Wetherington Hamilton PA
812 West Dr Martin Luther King Jr Boulevard Ste 101 Tampa, FL 33603
CHRIS NOCCO, as Sheriff Pasco County, Florida
By: Corporal David Peltz, Deputy Sheriff
Feb. 11, 18, 25; Mar. 4, 2022 22-00225P

FOURTH INSERTION

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

CASE NO.: 2021-CA-001789
TAMPA BAY CAPITAL PARTNERS,
LLC, a Florida limited
liability company, ALBERT
LAMPLUGH, III and KELLY
LAMPLUGH,
Plaintiff, v.
FLORIDA DEPARTMENT OF
HIGHWAY SAFETY AND MOTOR
VEHICLES, a statutorily established
cabinet agency of the State of
Florida, AMANDA M. YOST,
DAVID W. YOST SR., deceased,
JAMES EDWARD HELTON, JR.,
EAST BAY REALTY, INC. f/k/a
SUNCOAST HIGHLAND REALTY
CORPORATION a/k/a SUNCOAST
HIGHLAND CORPORATION, an
administratively dissolved Florida
Corporation, GARY S. BARBER,
Trustee, SUSAN M. YOST, DAVID
W. YOST, JR., JUSTIN YOST,
MICHAEL YOST, UNKNOWN
HEIRS, UNKNOWN
BENEFICIARIES, and
UNKNOWN PARTIES, of David
W. Yost, Sr., deceased, including
if defendants are deceased, any
unknown heirs, devisees, grantees,
creditors, and all other parties
claiming by, through, under or
against that defendant, and the
several and respective unknown
assigns, successors in interest,
trustees or other persons claiming
by, through, under or against
any corporation or other legal
entity named as a 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,
Defendants.
To: Unknown Heirs, Unknown Benefi-

ciaries, and Unknown Parties, of David
W. Yost, Sr., deceased, including if de-
fendants are deceased, any unknown
heirs, devisees, grantees, creditors, and
all other parties claiming by, through,
under or against that defendant, and
the several and respective unknown
assigns, successors in interest, trustees
or other persons claiming by, through,
under or against any corporation or
other legal entity named as a defendant
and all claimants, persons or parties,
natural or corporate, or whose exact le-
gal status is unknown, claiming under
any of the above-named or described
defendants
(Unknown Whereabouts)

YOU ARE HEREBY NOTIFIED that an
action for declaratory judgment relat-
ing to the following property in Pasco
County, Florida:

Lot 83, Highland Meadows Unit
1, according to the map or plat
thereof as recorded in Plat Book
12, Page 97, Public Records of
Pasco County, Florida,
the street address of which is
18051 Corpus Christi Dr. Spring
Hill, Pasco County, FL 34610,
has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any to it, on Plaintiffs
attorney, whose name is STARLETT
M. MASSEY, of Massey Law Group,
P.A., P.O. Box 262, St. Peters-
burg, FL 33731-0262, smassey@masseylawgroup.com, and file the
original with the Clerk of the above-
styled Court March 14, 2022 within thirty
(30) days from the first publication,
or you will be defaulted and a judgment
may be entered against you for the relief
demanded in the Amended Complaint.
DATED Feb 8, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk of Courts
By: Kelly Jeanne Symons
Deputy Clerk
Feb. 11, 18, 25; Mar. 4, 2022 22-00246P

FOURTH INSERTION

Notice of Application for Tax Deed
2021XX000135TDAXXX
NOTICE IS HEREBY GIVEN,
That PASCO COUNTY BOARD OF
COUNTY COMMISSIONERS, 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 #: 1500347
Year of Issuance: 06/01/2016
Description of Property:
27-23-21-0000-06300-0000
ALL THAT PT OF S 662 87 FT
OF NW 1/4 OF SE1/4 LYING E
OF R/W OLD DIXIE HWY ALSO
KNOWN AS SR 23 & W OF R/W
OF RR R/W

Name(s) in which assessed:
PAUL BRINEY
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 March 17, 2022 at 10:00 am.
January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Feb. 11, 18, 25; Mar. 4, 2022
22-00232P

FOURTH INSERTION

Notice of Application for Tax Deed
2021XX000133TDAXXX
NOTICE IS HEREBY GIVEN,
That PASCO COUNTY BOARD OF
COUNTY COMMISSIONERS, 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 #: 1606725
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-18000-0520
MOON LAKE ESTATES UNIT
10 PB 5 PG 128 LOTS 52 53 & 54
BLOCK 180 OR 3094 PG 240 OR
8247 PG 1962 OR 8247 PG 1964

Name(s) in which assessed:
EST OF WILLIAM PARENT
EST OF H PARENT
FRED PARENT
HUGH MAXWELL PARENT
WILLIAM PARENT
FREDERICK PARENT
MARY ANN MERRILL
HUGH PARENT
JAMES PARENT
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 March 17, 2022 at 10:00 am.
January 27, 2022

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Feb. 11, 18, 25; Mar. 4, 2022
22-00230P

FOURTH INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE (NO
CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 21-DR-5911

NELSON PAGAN
Petitioner,
and
TERESA PAGAN,
Respondent,
TO: TERESA PAGAN
21 Cornell Place, Staten Island NY
10304

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Simone Lennon
Esq., 8624 Government Dr., Suite 101
New Port Richey, FL on or before 3-1-
22, and file the original with the Clerk
of this Court at 7530 Little Road, New
Port Richey, FL 34654 before service on
Petitioner or immediately thereafter. If
you fail to do so, a default may be en-
tered against you for the relief demand-
ed in the petition.

The action is asking the court to de-
cide how the following real or personal
property should be divided: None
Copies of all court documents in this
case, including orders, are available at
the Clerk of the Circuit Court's office.
You may review these documents upon
request.

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
Feb. 11, 18, 25; Mar. 4, 2022
22-00244P

SECOND INSERTION

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

2021CC004503CCAXWS/E
ESC-NEW PORT RICHEY LLC
D/B/A BROOKDALE NEW PORT
RICHEY,
Plaintiff, v.
SALLY SYPNIEWSKI and JAMES
OLEJNIEZAK as Legal
Representative and Guarantor,
Defendants.

TO: JAMES OLEJNIEZAK
Last Known Address: 58 W. Montana
Ave., Glendale Heights, IL 60139

YOU ARE NOTIFIED that an action
for tenant eviction has been filed against
you. The action was instituted in the
Circuit Court, Sixth Judicial Circuit in
and for Pasco County, Florida; Case No.
2021CC004503CCAXWS; and is styled
ESC-NEW PORT RICHEY LLC D/B/A
BROOKDALE NEW PORT RICHEY
vs. SALLY SYPNIEWSKI and JAMES
OLEJNIEZAK.

You are required to serve a copy of
your written defenses, if any, to the ac-
tion on Jeffrey P. Buak, Esq., Plaintiffs
attorney, whose address is 301 East Pine
Street, Ste. 1200, Orlando, FL 32801,
on or before 03/28/22 or 30 days from
the first date of publication) and file
the original with the clerk of this court
either before service on Plaintiffs attor-
ney or immediately after service; other-
wise, a default will be entered against
you for the relief demanded in the com-
plaint or petition.

The Court has authority in this suit
to enter a judgment or decree in the
Plaintiffs interest which will be binding
upon you.

DATED: Feb 19 2022
Nikki Alvarez-Sowles,
As Clerk of the Court
By: Jennifer R. Sorrell
As Deputy Clerk

Jeffrey P. Buak, Esq. Foley & Lardner
LLP
301 E. Pine Street, Ste. 1200
Orlando, FL 32801
Phone: (407) 423-7656
Fax: (407) 648-1743
E-service: jbuak@foley.com
Feb. 25; Mar. 4, 11, 18, 2022
22-00301P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 51-21-CP-2014-W5
Division I
IN RE: ESTATE OF
JOHN F. MALAVE
a/k/a JUAN F. MALAVE-TORRES
Deceased.

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

You are hereby notified that an Order
of Summary Administration has been
entered in the estate of John F. Malave,
deceased, by the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 7530 Little Road,
New Port Richey, Florida 34654; that
the decedent's date of death was De-
cember 30, 2020; that the total value of
the estate is \$0.00 and that the names
and addresses of those to whom it has
been assigned by such order are:

NAME ADDRESS
Deborah Malave
11425 Nature Trail
Port Richey, FL 34668
Barry Malave
1214 Bryan Street
Drexel Hill, PA 19026
Charles Malave
21 Ridgewood Avenue
Brentwood, NY 11717
Cynthia Puccio
11425 Nature Trail
Port Richey, FL 34668
Richard Malave
9906 Lakeside Lane
Port Richey, FL 34668

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent other than those for whom
provision for full payment was made in
the Order of Summary Administration
must file their claims with this court
WITHIN THE TIME PERIODS SET
FORTH IN FLORIDA STATUTES
SECTION 733.702. ALL CLAIMS AND
DEMANDS NOT SO FILED WILL BE
FOREVER BARRED. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE TIME PERIOD, ANY CLAIM
FILED TWO (2) YEARS OR MORE
AFTER THE DECEDENT'S DATE OF
DEATH IS BARRED.

The date of first publication of this
Notice is February 25, 2022.

Person Giving Notice:
Deborah Malave
11425 Nature Trail
Port Richey, Florida 34668
Attorney for Person Giving Notice:
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
Feb. 25; Mar. 4, 2022 22-00312P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2019CA00319CAAXWS
THE BANK OF NEW YORK

MELLON, PIK.IA THE BANK OF
NEW YORK AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2005-1,
NOVASTARHOME EQUITY LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2005-1,
Plaintiff,
vs.

WILLIAM GEORGE; CELESTE
M. GEORGE A/K/A CELESTE
GEORGE, ET AL.
Defendants.

To the following Defendant(s):
UNKNOWN HEIRS OF WILLIAM
GEORGE (CURRENT RESIDENCE
UNKNOWN)

Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
LOT 957, JASMINE LAKES,
UNIT 6-A, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 10,
PAGE 66, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.

A/K/A 7925 LOTUS DRIVE,
PORT RICHEY, FL 34668

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to J. Anthony Van Ness,
Esq., at VANNESS LAW FIRM, P.L.C., At-
torney for the Plaintiff, whose address is
1239 E. NEWPORT CENTER DRIVE,

SUITE #110, DEERFIELD BEACH, FL
33442 on or before 3/28/2022 a date
which is within thirty (30) days after
the first publication of this notice in the
BUSINESS OBSERVER and file the
original with the Clerk of this Court ei-
ther before service on Plaintiffs attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint.
This notice is provided to Administra-
tive Order No. 2065.

If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; Phone: 727.847.8110 (voice)
in New Port Richey, 352.521.4274, ext
8110 (voice) in Dade City, Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

WITNESS my hand and the seal of
this Court this day of FEB 19 2022

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK OF COURT
By
As Deputy Clerk

PHH4721-17/ng
Feb. 25; Mar. 4, 2022 22-00307P

SECOND 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. 2021CA002733CAAXES
MITCHELL KOWALKOWSKI AND
ELIZABETH SKUPIEN, HUSBAND
AND WIFE, et. al.
Plaintiff, vs.

RENE GERVAIS AND NOELLA
GERIAS A/K/A NOELLA GERVAIS,
et. al.
Defendant(s).
TO: ELIZABETH SKUPIEN, and UN-
KNOWN SPOUSE OF ELIZABETH
SKUPIEN,
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 fore-
closed herein.

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

ALL THAT CERTAIN LAND
SITUATE IN PASCO COUNTY,
FLORIDA, TO WIT: LOT 2144,
UNIT 10 OF THE HIGHLANDS,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 12, PAGE 121, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before March 28,
2022 /30 days from Date of First Pub-

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CA002619CAAXWS
THIRD FEDERAL SAVINGS AND
LOAN ASSOCIATION OF
CLEVELAND,
Plaintiff, vs.

UNKNOWN HEIRS OF EILEEN M.
DUDEK, ET AL.
Defendants.

To the following Defendant(s):
UNKNOWN HEIRS OF EILEEN M.
DUDEK (CURRENT RESIDENCE
UNKNOWN)

Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that
an action for Foreclosure of Mortgage
on the following described property:
LOT 11, DEER RIDGE AT RIVER
RIDGE PHASE 1, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
32, PAGE 114, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

A/K/A 10620 MAGRATH LN,
NEW PORT RICHEY FL 34654
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to J. Anthony Van Ness,
Esq., at VAN NESS LAW FIRM, P.L.C.,
Attorney for the Plaintiff, whose address
is 1239 NEW PORT CENTER DRIVE,
SUITE #110, DEERFIELD BEACH, FL
33442 on or before 3/28/2022 a date
which is within thirty (30) days after
the first publication of this Notice in the
BUSINESS OBSERVER and file the

original with the Clerk of this Court ei-
ther before service on Plaintiffs attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint.
This notice is provided to Administra-
tive Order No. 2065.

If you are a person with a dis-
ability who needs an accommoda-
tion in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain assistance. Please contact: Pub-
lic 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 initi-
ated at least seven days before the
scheduled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven days. The
court does not provide transportation
and cannot accommodate such re-
quests. Persons with disabilities need-
ing transportation to court should
contact their local public transporta-
tion providers for information regard-
ing transportation services.

WITNESS my hand and the seal of
this Court this day of FEB 19 2022

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK OF COURT
By
As Deputy Clerk

FN16927-21TF/ng
Feb. 25; Mar. 4, 2022 22-00306P

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

SECOND 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. 51-2021-CA-002900WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORA COSTELLO, DECEASED, et. al.,

Defendant(s), TO: MARY ANN MCKAY, 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. TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LEINORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORA COSTELLO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the De-

fendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: SITUATE IN THE COUNTY OF PASCO, STATE OF FLORIDA: UNIT 4, WEDGEWOOD VILLAGE, PHASE 1, A CONDOMINIUM, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 21 TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE TO THE DECLARATION OF

CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1289, PAGE 143 THROUGH 222, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3-28-2022 (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

demand 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 Pasco County, Florida, this day of FEB 19 2022. Nikki Alvarez-Sowles, Esq. Clerk & Comptroller CLERK OF THE CIRCUIT COURT BY: Jennifer R. Sorrell DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-012079 Feb. 25; Mar. 4, 2022 22-00304P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2017CA002776CAAXES HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3, Plaintiff, vs. John Rello a/k/a John J. Rello, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2017CA002776CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series

2007-3 is the Plaintiff and John Rello a/k/a John J. Rello; Alisa Rello a/k/a Alisa A. Rello; Law Offices of Gerald R. Della Torre 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 5th day of April, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 5, A PORTION OF TRACTS 6 AND 7 AND THAT PORTION OF THE VACATED RIGHT-OF-WAY LYING BETWEEN TRACTS 6 AND 7, OF ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 25

SOUTH, RANGE 21 EAST, IN PASCO COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 1262.18 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 15.00 FEET TO A POINT OF THE NORTH LINE OF TRACT 7 FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 150.00 FEET ALONG THE NORTH LINE OF TRACTS 6 AND 7; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 290.40 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, 290.40 FEET TO THE POINT OF BEGINNING. AND BEING TOGETHER

WITH AN EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH OTHERS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; RUN SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 1262.18 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILEY HILL ROAD FOR A POINT OF BEGINNING OF EASEMENT; THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 906.22 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, 906.22 FEET

TO THE SOUTH RIGHT-OF-WAY LINE OF BAILEY HILL ROAD; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; SAID EASEMENT BEING A PORTION OF TRACTS 7, 10 AND 23 OF THE ABOVE DESCRIBED ZEPHYRHILLS COLONY COMPANY LANDS. 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 16th day of February, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Jonathan Mesker Jonathan Mesker, Esq. Florida Bar No. 805971 File # 14-F02617 Feb. 25; Mar. 4, 2022 22-00299P

SECOND INSERTION

NOTICE OF PUBLIC SALE OF MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2019CA002333CAAXES WILDCAT GROVES, INC. a Florida corporation, Plaintiff, v. BERNIE MCKENDREE; MAMIE MCKENDREE; O.L. RAY; LYNN BAYNON McDOWELL; GENEVIEVE E. CROOKS; MAUREEN CURRAN BELL; PATRICK WILLIAM BELL, JR.; COURY JAMAIL BELL AND JOSEPH COURY LAWRENCE AND ANY OTHER GRANDCHILDREN HEREAFTER BORN TO OR ADOPTED BY MARY ANN BELL AND PATRICIA LAWRENCE BELL (CHILDREN OF GEORGE COURY AND AMELIA COURY); COURY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS SHENANDOAH HOLDINGS, LLC, SUCCESSOR BY MERGER TO MINERAL RIGHTS, LLC; REUBEN BROOKS; JOHN K. KEYES; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; HAYWOOD HANNA, JR.; JULIA B. HANNA; HARRY C. TEAGUE AND NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; H.C. TEAGUE, as the last known President and Director of PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE TEAGUE; KATRINA ANN TEAGUE; J. COLLINS WOHNER; PAT R. JEFFREYS; ROBERT S. DIX; MELBA R. DIX; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; ELAINE C. WARD; HAROLD C. WARD; DAN MCKENZIE; J. BRADLEY JEFFREYS; WALLACE CHRISTENSEN; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON, husband and wife; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; ROY T. ANDERSON, or his successors, TRUSTEE OF THE ROY T. ANDERSON TRUST DATED DECEMBER 5, 1989; ROBERT A. HERSCHBACH; GLENN H. BRACKEN; JEFF M. BRACKEN; SAM T. BRACKEN; ADDIE BRACKEN PRICE; ADDIE BRACKEN PRICE TRUSTEE FOR JOHN PAUL PRICE TRUST

NO. 4; ADDIE BRACKEN PRICE TRUSTEE FOR SALLY SUE PRICE TRUST NO. 4; VIRGINIA ANN LAWRENCE; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARY JON BRYAN; MARTHA KATHRYN LEWIS MARSHALL; PLCO&G PROPERTIES, L.P., a Texas limited partnership; MAURINE GENEVOV MUNTZ; THE SATER FAMILY PARTNERSHIP, L.P., a Missouri limited partnership; THE UNKNOWN TRUSTEE OF THE MR TRUST; THE UNKNOWN TRUSTEE OF THE RUDMAN FAMILY TRUST; JOHN ELLIOTT ALLDAY, TRUSTEE OF THE JOHN K. KEYES FAMILY TRUST; THE RUDMAN PARTNERSHIP, a Texas partnership; ALVRONE SATER; E.C. WARD AND H.C. WARD, INDIVIDUALLY AND AS TRUSTEE, if alive, and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition entered on February 15, 2022, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 2019CA002333CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, EXHIBIT A Parcel 1: The Southeast 1/4 AND the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 25 South, Range 20 East, Pasco County, Florida, Less [A] the right of way for Interstate 75 (State Road 93), as shown on State of Florida State Road Department, Right-of-Way Map, Section 14140-2401, Less [B] those parcels described in Official Records Book 1118, Page 1588; [C] Official Records Book 1579, Page 1746; [D] Official Records Book 8835, Page 158; Pasco County, Florida, Also Less [E] existing road right-of-way. Parcel 2: A parcel of land lying in the Northeast 1/4 and the Southeast 1/4 of Section 29, Township 25 South, Range 20 East, Pasco County, Florida, being more par-

ticularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 29; thence along the west line of said Northeast 1/4, S 00°14'28" E, 2317.74 feet to the beginning of a curve concave to the southwest having a radius of 57.00 feet; thence 84.55 feet along the arc of said curve through a central angle of 84°59'27", a chord bearing and distance of S 42°37'24" E, 77.01 feet; thence S 00°07'40" E, 85.42 feet to the beginning of a curve concave to the northeast having a radius of 65.00 feet; thence 73.74 feet along the arc of said curve through a central angle of 64°59'48", a chord bearing and distance of S 32°37'34" E, 69.85 feet to the POINT OF BEGINNING; thence S 04°14'25" W, 142.35 feet; thence S 85°45'35" E, 60.00 feet; thence N 04°14'25" E, 137.06 feet; thence N 80°43'07" W, 60.23 feet to the POINT OF BEGINNING. Said Parcels being more particularly bounded and described as follows: TRACT I: Commence at the South 1/4 corner of Section 29, Township 25 South, Range 20 East; thence along the Westerly boundary of the Southeast 1/4 of said Section 29 N00°11'28"W for 100.00 feet to a point on the Northerly limited access right of way of State Road No. 93 (Interstate 75) and the Point of Beginning; thence leaving said right of way and continuing along the said Westerly boundary of the Southeast 1/4 of Section 29 and along the Westerly boundary of the Northeast 1/4 of said Section 29 N00°11'28"W for 2875.16 feet to the intersection of said Westerly boundary with the Southwestwesterly right of way of State Road No. 93 (Interstate 75); thence leaving said Westerly boundary and generally along the Southwestwesterly, Westerly and Southerly boundary of said right of way the following nine (9) courses: 1) along the arc of a curve concave Southwestwesterly, said curve having a radius of 57.00 feet, a delta angle of 84°59'19", an arc length of 84.55 feet, and a chord bearing and distance of S42°34'48"E, 77.01 feet, 2) S00°05'08"E for 85.42 feet, 3) along the arc of a curve concave Northeastwesterly, said curve having a radius of 65.00 feet, a delta angle of 64°59'46",

an arc length of 73.74 feet, and a chord bearing and distance of S32°34'30"E, 69.85 feet, 4) S80°40'44"E for 60.23 feet, 5) along the arc of a curve concave Southwestwesterly, said curve having a radius of 58.00 feet, a delta angle of 61°22'32", an arc length of 62.13 feet, and a chord bearing and distance of S43°59'14"E, 59.20 feet, 6) S13°17'58"E for 452.78 feet, 7) S47°58'54"E for 60.00 feet, 8) S89°33'44"E for 249.76 feet and 9) S00°05'08"E for 347.84 feet to the Westerly boundary of the limited access right of way of said State Road No. 93 (Interstate 75); thence along the Westerly boundary of said limited access right of way the following two (2) courses: 1) along the arc of a curve concave Westerly, said curve having a radius of 5579.58 feet, a delta angle of 18°14'30", an arc length of 1776.41 feet, and a chord bearing and distance of S09°02'07"W, 1768.92 feet and 2) S18°09'22"W for 46.44 feet to the Northerly right of way of Overpass Road (formerly State Road No. S-581); thence along said Northerly right of way S89°58'02"W for 287.54 feet to the point of beginning. TRACT II: Commence at the Southeast corner of Section 29, Township 25 South, Range 20 East; thence along the Easterly boundary of said Section 29 N00°11'49"W for 16.00 feet to the Northerly maintained right of way line of Overpass Road (formerly State Road No. S-581); thence along said right of way S89°58'02"W for 20.00 feet to the Point of Beginning; thence continuing along said maintained right of way of Overpass Road (formerly State Road No. S-581) S89°58'02"W for 1322.72 feet to the Easterly right of way of said Overpass Road (formerly State Road No. S-581); thence along the Easterly right of way of said Overpass Road (formerly State Road No. S-581) the following three (3) courses: 1) N00°01'58"W for 144.00 feet, 2) S89°58'02"W for 579.10 feet and 3) N28°38'45"W for 30.00 feet to the Easterly right of way of State Road No. 93 (Interstate 75); thence along the said Easterly right of way of State Road No. 93 (Interstate 75) the following two (2) courses: 1) along the arc of a curve concave Westerly, said curve hav-

ing a radius of 5954.58 feet, a delta angle of 16°38'09", an arc length of 1728.90 feet, and a chord bearing and distance of N08°13'56"E, 1722.83 feet and 2) N00°05'08"W for 1683.50 feet to the intersection of said Easterly right of way of State Road No. 93 (Interstate 75) and the Southeasterly right of way of Mc Kendree Road; thence along the said Southeasterly right of way of Mc Kendree Road N44°45'54"E for 506.40 feet to the intersection of said Southeasterly right of way and the Easterly boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 29; thence leaving said right of way and along the Easterly boundary of said Southwest 1/4 of the Northeast 1/4 of Section 29 S00°11'48"E for 1287.26 feet to the Northerly boundary of the Southeast 1/4 of said Section 29; thence along the said Northerly boundary of the Southeast 1/4 of Section 29 N89°58'16"E for 1322.05 feet to the Easterly boundary of the Southeast 1/4 of said Section 29; thence along the Easterly boundary of said Southeast 1/4 S48°47'20"W for 258.71 feet; thence S02°34'52"E for 372.16 feet; thence N88°48'32"E for 159.75 feet to the Westerly right of way of Boyette Road; thence along said Westerly right of way S00°11'49"E for 1128.41 feet to the point of beginning. TRACT III: Begin at the intersection of the Northerly right of way of State Road No. 93 (Interstate 75) and the Northwestwesterly right of way of Mc Kendree Road; thence along said Northerly right of way of State Road No. 93 (Interstate 75) S89°57'59"W for 64.47 feet to the Easterly boundary of the limited access right of way of said State Road No. 93 (Interstate 75); thence along said limited access right of way of State Road No. 93 (Interstate 75) the following two (2) courses: 1) N00°05'08"W for 318.83 feet and 2) along the arc of a curve concave Easterly, said curve having a radius of 11309.16 feet, a delta angle of 00°04'49", an arc length of 15.84 feet, and a chord bearing and distance of N00°02'44"W, 15.84 feet to the intersection of said limited access right of way and the Northerly boundary of the Southwest 1/4

of the Northeast 1/4 of Section 29; thence along said Northerly boundary of the Southwest 1/4 of the Northeast 1/4 of Section 29 N89°57'59"E for 397.10 feet to the intersection of said Northerly boundary and the aforementioned Northwestwesterly right of way of Mc Kendree Road; thence along said Northwestwesterly right of way S44°45'54"W for 471.65 feet to the Point of Beginning. LESS from the above described Parcels that portion acquired by Pasco County, Florida by Stipulated Order of Taking and Final Judgment, recorded in Official Records Book 10176, Page 3278, public records of Pasco County, Florida. at public sale, to the highest and best bidder for cash on the 13TH DAY OF APRIL, 2022 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894. NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. LEONARD H. JOHNSON, ESQUIRE leonard.johnson@bipc.com Florida Bar No. 319961 SHEADA MADANI, ESQUIRE sheada.madani@bipc.com Florida Bar No. 10567 BUCHANAN INGERSOLL & ROONEY PC 401 E. Jackson Street, Suite 2400 Tampa, Florida 33602 Phone: (813) 253-8180 / Fax: (813) 222-8189 Attorneys for Plaintiff Feb. 25; Mar. 4, 2022 22-00300P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

SECOND INSERTION

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

File No. 512022CP000192CPAXWS
Division West
IN RE: ESTATE OF
ANGELICA M. MOORHOUS
AKA ANGELICA MARIE
MOORHOUS

Deceased.

The administration of the estate of Angelica M. Moorhous aka Angelica Marie Moorhous deceased, whose date of death was January 8, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 25, 2022.

Personal Representative:
Sandra L. Falzano
2882 Suncoast Blend Dr.
Odessa, FL 33556

Attorney for Personal Representative:
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655

dcg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111

Feb. 25; Mar. 4, 2022 22-00309P

SECOND INSERTION

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

File No. 512021CP002102CPAXES
Division 05
IN RE: ESTATE OF
MATTHEW JEROME SCOTT II,
Deceased.

The administration of the estate of MATTHEW JEROME SCOTT II, deceased, whose date of death was August 31, 2019, 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 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 25, 2022.

Personal Representative:
JASON SCOTT
3660 Scorpio Drive
Sacramento, California 95827
Attorney for Personal Representative:
/s/ Denise Jomarron
Denise Jomarron, Esq.
Florida Bar Number: 69845
Attorney for Petitioner
Denise Jomarron Legal Group
4300 Biscayne Blvd., Suite 305
Miami, FL 33137
Telephone: (305) 402-4494
E-Mail: denise@djlegalgroup.com
Secondary E-Mail:
karina@djlegalgroup.com
Feb. 25; Mar. 4, 2022 22-00329P

SECOND INSERTION

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

File No. 512022CP000192CPAXWS
Division West
IN RE: ESTATE OF
DOROTHY E. BURKHARDT
Deceased.

The administration of the estate of Dorothy E. Burkhardt, deceased, whose date of death was December 23, 2021, 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, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 25, 2022.

Personal Representative:
Natalie Schiavone
172 Oechsle Road
Woodstown, New Jersey 08908
Attorney for Personal Representative:
Linda D. Hartley, Esq.
Attorney
Florida Bar Number: 0951950
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 222-3124
Fax: (813) 221-2900
E-Mail: linda.hartley@hwlaw.com
Secondary E-Mail:
probate.efile@hwlaw.com
Feb. 25; Mar. 4, 2022 22-00311P

SECOND INSERTION

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

File No. 51-2022-CP-0219-WS
Division I
IN RE: ESTATE OF
GERALD C. TRAVER
Deceased.

The administration of the estate of GERALD C. TRAVER, deceased, whose date of death was August 26, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 25, 2022.

Personal Representative:
Deborah L. Traver
12212 Albany Ave.
Hudson, Florida 34667
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: pcytonlaw@yahoo.com
Secondary E-Mail:
pcytonlaw2@gmail.com
Feb. 25; Mar. 4, 2022 22-00316P

SECOND INSERTION

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

File No. 512022CP000144 CPAXES
Division
IN RE: ESTATE OF
GWENDOLINE D. LONG
Deceased.

The administration of the estate of GWENDOLINE D. LONG, deceased, whose date of death was July 26, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 25, 2022.

Personal Representative:
STEPHEN R. WILLIAMS
10820 State Road 54, Suite 202
Trinity, FL 34655
Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srw@wrplawyers.com
Feb. 25; Mar. 4, 2022 22-00319P

SECOND INSERTION

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

File No. 512022CP00098CPAXES
Division X
IN RE: ESTATE OF
PATRICIA A. BRIGGS
Deceased.

The administration of the estate of PATRICIA A. BRIGGS, deceased, whose date of death was November 16, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 February 25, 2022.

Personal Representative:
DENNIS BRIGGS
24835 Black Creek Court
Land O Lakes, Florida 34639
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney for Personal Representative
Florida Bar Number: 585769
Denise A. Welter, P.A.
2521 Windguard Circle, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 929-7300
E-Mail: daw@jowanna.com
Secondary E-Mail:
service@jowanna.com
Feb. 25; Mar. 4, 2022 22-00318P

SECOND INSERTION

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

File No. 51-2021-CP-1704-WS
Division I
IN RE: KIM LOUISE PERKINS
JERNIGAN a/k/a KIM LOUISE
PERKINS a/k/a KIM JERNIGAN
Deceased.

The administration of the estate of KIM LOUISE PERKINS JERNIGAN a/k/a KIM LOUISE PERKINS a/k/a KIM JERNIGAN, deceased, whose date of death was August 22, 2021, 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.

AH 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 February 25, 2022.

Personal Representative:
DIANA M. KREIDLER
1110 McLean St.
Dunedin, Florida 34698
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
73 I 7 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: pcytonlaw@yahoo.com
Secondary E-Mail:
pcytonlaw2@gmail.com
Feb. 25; Mar. 4, 2022 22-00315P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No.: 512021CP001733CPAXWS
IN RE: ESTATE OF
CARLOS RIOS
Deceased.

The administration of the Estate of CARLOS RIOS, deceased, File Number 512021CP001733CPAXWS 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 name 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Date of First Publication: February 25, 2022.

Personal Representative:
Irmarié Rios
909 Norwood Street,
Melrose Park, Illinois 60160
Attorney for Personal Representative:
Jeffrey C. Weinstein, Esq.
FL Bar No. 184063
Mittenthal Weinstein LLP
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Feb. 25; Mar. 4, 2022 22-00317P

SECOND INSERTION

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

CASE NO.: 2019CA004134CAAXES
CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff,
v.
EDWARD E. STORER II, AS
POTENTIAL HEIR OF MARY
SHABOO, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 20, 2022 entered in Civil Case No. 2019CA004134CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff and JAMES COLE, AS POTENTIAL HEIR OF MARY SHABOO; EDWARD DEAN COLE, AS POTENTIAL HEIR OF MARY SHABOO; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF MARY SHABOO, DECEASED; SHADY OAKS OWNERS ASSOCIATION, INC., are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on March 21, 2022 the following described property as set forth in said Final Judgment, to-wit:

LOT 23, BLOCK "A"
THAT PORTION OF THE
NORTH ½ OF SECTION 23,
TOWNSHIP 26 SOUTH, RANGE
21 EAST, PASCO COUNTY,
FLORIDA, BEING FURTHER
DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER
OF SECTION 23, TOWNSHIP
26 SOUTH, RANGE 21
EAST, PASCO COUNTY, FLORIDA,
RUN EAST 1364.90 FEET
ALONG THE SOUTH LINE
OF THE NORTH ½ OF SAID
SECTION 23 TO THE WEST-
ERLY RIGHT-OF-WAY LINE
OF STATE ROAD 39; THENCE
NORTH 26°33'30" WEST, 1314.61
FEET ALONG THE SAID WEST-
ERLY RIGHT-OF-WAY LINE
OF STATE ROAD 39; THENCE
SOUTH 63°26'30" WEST,
245.0 FEET; THENCE SOUTH
26°33'30" EAST, 889.12 FEET;
THENCE SOUTH 17°00'00"
WEST, 140.25 FEET; THENCE
SOUTH 43°30'00" WEST, 106.06
FEET; THENCE WEST 320.0
FEET FOR A POINT OF BEGIN-
NING; THENCE CONTINUE
WEST 56.0 FEET; THENCE
NORTH 95.0 FEET; THENCE
EAST 56.0 FEET; THENCE
SOUTH 95.0 FEET TO THE
POINT OF BEGINNING. SUB-
JECT TO AN EASEMENT OVER

AND ACROSS THE SOUTH 10
FEET THEREOF FOR UTILI-
TIES.

TO BE KNOWN AS LOT 23,
BLOCK "A", SHADY OAKS MO-
BILE MODULAR ESTATES, 1ST
ADDITION.
TOGETHER WITH THAT CER-
TAIN 1981 MANUFACTURED
HOME, I.D. NO(S). FLFL2A/
BA28322490; R.P. DECAL.NO(S).
R0122585 AND R0122584; TI-
TLE NO(S). 0019656295 AND
0019656294.

Property Address: 38602 Monet
Drive, Zephyrhills, FL 33540
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUB-
LISHED AS PROVIDED HEREIN

IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS ANY AC-
COMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. PLEASE
CONTACT EITHER THE PASCO
COUNTY CUSTOMER SERVICE
CENTER, 8731 CITIZENS DRIVE,
NEW PORT RICHEY, FL 34654, (727)
847-2411 (V) OR THE PASCO COUN-
TY RISK MANAGEMENT OFFICE,
7536 STATE STREET, NEW PORT
RICHEY, FL 34654, (727) 847-8028
(V) AT LEAST 7 DAYS BEFORE YOUR
SCHEDULED COURT APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
7 DAYS; IF YOU ARE HEARING OR
VOICE IMPAIRED, CALL 711.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
By: Jason M. Vanslette, Esq.
FBN: 92121
File No.: CMF1910-JMV
Feb. 25; Mar. 4, 2022 22-00302P

SECOND INSERTION

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

File No. 51-2022-CP-000292-WS
In Re The Estate Of:
CARMEN LERO,
Deceased

The administration of the estate of CARMEN LERO, deceased, whose date of death was September 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: February 25, 2022.

LEANN M. RODRIGUEZ - PR
LAW OFFICES OF STEVEN K.
JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Feb. 25; Mar. 4, 2022 22-00333P

SECOND INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
STATE OF FLORIDA
FAMILY LAW DIVISION

Case No: 21-DR-001754-DRAXES
In re: the Marriage of:
BLERIM LJENA,
Petitioner/ Husband,
and
LOURDE LJENA,
Respondent/ Wife.
To: Lourde Ljena 7108 Princeton Place
Tampa, Florida 33619

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your writ-
ten defenses, if any, to Blerim Ljena,
whose address is c/o Angela Leiner,
Esq., Mockler Leiner Law, P.A., 600 N.
Willow Ave., Suite 101, Tampa, Florida
33606, and file the original with the
clerk of this Court at Pasco County
Courthouse, 7530 Little Road, New
Port Richey, Florida 34654, before
service on Petitioner or immediately
thereafter. Response due on or before
3/28/22. If you fail to do so, a default
may be entered against you for the relief
demanded in the petition.

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

You must keep the Clerk of the Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-mail Address,
Florida Supreme Court Approved Fam-
ily Law Form 12.915.) Future papers in
this lawsuit will be served at the address
on record at the clerk's office.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.

THE STATE OF FLORIDA
DATED: 2/17/22
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
By: Kelly Jeanne Symons
Deputy Clerk
Feb. 25; Mar. 4, 11, 18, 2022
22-00303P