PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Meetings
Fiscal Year 2021/2022
Union Park East Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2021/2022 Regular Meetings of the Board of Supervisors of the Union Park East Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida. The meeting dates are as follows:

June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Breeze, District Management

May 20, 2022 22-00878P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 841995 from M/I Homes of Florida, LLC, 4343 Anchor Plaza Pkwy, Suite 200, Tampa, FL 33634. Application received: February 11, 2022. Proposed activity: Residential. Project name: Joy Subdivision. Project size: 17 acres. Location: Section 15, Township 26, Range 18, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL . Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

May 20, 2022 22-00876P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 0.56 acres to serve the Residential project known as Mitchell Ranch 54 West Phase 4 Amenity. The project is located in Pasco County, Section(s) 23, Township 26 South, Range 16 E. The permit applicant is Lennar Homes, LLC, 4600 W. Cypress St., Ste. 200, Tampa, FL 33607. The Permit No. is 43013055.039.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit 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 final 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 Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application 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 final action in this matter is not available prior to the filing of a request for hearing.

May 20, 2022 22-00875P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 848319 from EPG Two Rivers Holdings X, LLC, 111 S. Armenia Ave, Suite 201, Tampa, FL 33609 . Application received: 5/13/2022. Proposed activity: Residential. Project name: Two Rivers Parcel E2. Project size: 196.60 acres Location: Section(s) 33 Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a minor modification of a project currently under review, which has an active ERP Permit Application Number 840647.

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

May 20, 2022 22-00874P

FIRST INSERTION

Notice is hereby given that MIKEY O FITNESS, INC., OWNER, desiring to engage in business under the fictitious name of PROGEAR GYM located at 18857 SAKERA RD., HUDSON, FLORIDA 34667 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.

May 20, 2022 22-00883P

FIRST INSERTION

Notice is hereby given that DALE E WEBB, OWNER, desiring to engage in business under the fictitious name of DALE WEBB TREE SERVICE AND PROPERTY MAINTENANCE located at 5610 GRAND BLVD, NEW PORT RICHEY, FLORIDA 34652 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.

May 20, 2022 22-00885P

FIRST INSERTION

Notice is hereby given that KATHRYN G FLOREZ, OWNER, desiring to engage in business under the fictitious name of J FLOREZ LAWN MAINTENANCE located at 14340 DELMAR ST, DADE CITY, FLORIDA 33525 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.

May 20, 2022 22-00887P

FIRST INSERTION

Notice is hereby given that MIKEY O FITNESS, INC., OWNER, desiring to engage in business under the fictitious name of PROGEAR SUPPLEMENTS located at 18857 SAKERA RD., HUDSON, FLORIDA 34667 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.

May 20, 2022 22-00884P

FIRST INSERTION

Notice is hereby given that TER IMAGING, INC, OWNER, desiring to engage in business under the fictitious name of MIDCONTINENTAL RESOURCES located at 1638 ORCHARDGROVE AVE, TRINITY, FLORIDA 34655 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.

May 20, 2022 22-00882P

FIRST INSERTION

Notice is hereby given that KATHRYN G FLOREZ, OWNER, desiring to engage in business under the fictitious name of KATHRYN FLOREZ CLEANING SERVICES located at 14340 DELMAR ST, DADE CITY, FLORIDA 33525 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.

May 20, 2022 22-00886P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 11th day of April, 2022, in the cause wherein Valley National Bank, was Plaintiff, and Doreen M Scott, Nelson Ohihoin a/k/a Nelson Ehimkia Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, was Defendant, being case number 512019CA000412CAAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Doreen M Scott, Nelson Ohihoin a/k/a Nelson Ehimkia Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, in and to the following described property, to wit:

2019 Green VW Tiguan
VIN: 3VV3B7AX5KM158962

I shall offer this property for sale "AS IS" on June 22, 2022, or 10:00am as soon thereafter as possible, at Stepp's Towing Service, Inc.: 5711 State Road 54, New Port Richey, FL 34652 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.

Richard T Heiden, P.A.
2723 State Road 580
Clearwater, FL 33761

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Cpl. David Peltz Deputy Sheriff

May 20, 27; June 3, 10, 2022 22-00888P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 11th day of April, 2022, in the cause wherein Valley National Bank, was Plaintiff, and Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, was Defendant, being case number 512019CA000412CAAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, in and to the following described property, to wit:

2014 Red Kia Forte LX
VIN: KNAFX4A63E5194904

I shall offer this property for sale "AS IS" on June 21, 2022, or 10:00am as soon thereafter as possible, at Crockett's Towing: 13601 US-41, Spring Hill, FL 34610 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.

Richard T Heiden, P.A.
2723 State Road 580
Clearwater, FL 33761

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Cpl. David Peltz Deputy Sheriff

May 20, 27; June 3, 10, 2022 22-00889P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Kendras Taxes & Accounting Services LLC located at 36037 Deer Creek Dr in the City of Zephyrhills, Pasco County, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of May, 2022.
Kendra L Sykes

May 20, 2022 22-00880P

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 Florida Neuroscience Institute located at 13910 Fivay Rd, Ste 2, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 13th day of May, 2022.
FLORIDA NEUROSPINE
SPECIALISTS P.A.

May 20, 2022 22-00879P

FIRST INSERTION

Notice is hereby given that YUMMY VICE, LLC, OWNER, desiring to engage in business under the fictitious name of AREPA PARAISO located at 22900 STERLING MANOR LOOP, LUTZ, FLORIDA 33549 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.

May 20, 2022 22-00881P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-0521-WS
IN RE: ESTATE OF
BETTY JANE KILLIUS
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 BETTY JANE KILLIUS, deceased, File Number 51-2022-CP-0521-WS 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 August 6, 2021; that the total value of the estate is $12.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
CHARLES J. KILLIUS
7505 Ironbark Dr.
Port Richey, FL 34668
MATTHEW MEADOWS
2354 Laurel Circle
Ceres, CA 95307
ROBERT J. KILLIUS, JR.
U04386, Graceville Correctional Facility, 5168 Ezell Rd. Graceville, FL 32440
MICHELLE KILLIUS
5844 Willow Leaf Ct.
Orlando, FL 32807
ANGELA KILLIUS
511 Elm Dr.
Casselberry, FL 32707
STEPHANIE KILLIUS
715 Hawk Lane
Kissimmee, FL 34759

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 May 20, 2022.

Person Giving Notice:
CHARLES J. KILLIUS
7605 Ironbark Dr.
Port Richey, Florida 34668
Attorney for Person Giving Notice
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: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com

May 20, 27, 2022 22-00866P

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-440 WS
IN RE: ESTATE OF
EDWARD PRESTON, aka
EDWARD ROY PRESTON
Deceased.

TO: JONATHAN PRESTON
Unknown

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 6.20.2022, 2022, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 17 day of May, 2022.
Nikki Alvarez-Sowles, Esq.
As Clerk of the Court
By: Thomas Haines
As Deputy Clerk

May 20, 27, 2022 22-00865P

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 06/04/2022 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FMRU17L3YLB53737 2000 FORD
1HD1CGP151K140407 2001 HD
1N6DD26T44C437729 2004 NISS
YAMA4381E595 1995 YAMAHA

May 20, 2022 22-00877P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000501CPAXWS
IN RE: ESTATE OF
ANTONIO RIVERA AKA ANTONIO RIVERA 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 ANTONIO RIVERA AKA ANTONIO RIVERA TORRES, deceased, File Number 512022CP000501CPAXWS by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338., New Port Richey, FL 34654-0338; that the decedent's date of death was May 20, 2021; that the total value of the estate is $75.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
NOEMI RIVERA GUZMAN
3315 Tiki Drive
Holiday, FL 34691
DAMARIS RIVERA LEONOR
230 Tulip Trail
Hendersonville, North Carolina 28792
MARJORIE JIMENEZ
1723 Gulf Road #104
Tarpon Springs, Florida 34689

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 May 20, 2022.

Person Giving Notice:
NOEMI RIVERA GUZMAN
3315 Tiki Drive
Holiday, Florida 34691
Attorney for Person Giving Notice
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@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com

May 20, 27, 2022 22-00869P

OFFICIAL
COURT HOUSE
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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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000182CPAXWS
IN RE: ESTATE OF
JOYCE B WRIGHT
Deceased.

The administration of the estate of JOYCE B WRIGHT, 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 P.O. Box 338, New Port Richey, FL 34654-0338. 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 musts 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.

NOT WITHSTANDING 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 the first publication of this Notice is May 20, 2022.

Personal Representative:
CHARLES A. BARRAGATO
61 Hamlet Woods Drive
Saint James, NY 11780
Attorney for Personal Representative:
MISCHELLE D'ANGELONE
Attorney
Florida Bar Number: 0016478
TAYLOR D'ANGELONE LAW, P.A.
7730 Little Road, Ste. B
New Port Richey, Florida 34654
Telephone: (727) 255-5350
E-Mail: serve.tdlaw@gmail.com
Secondary E-Mail:
md.tdlaw@gmail.com
May 20, 27, 2022 22-00859P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-801WS
IN RE: ESTATE OF
EILEEN E. DONLON, aka EILEEN EUGENIA DONLON
Deceased.

The administration of the estate of EILEEN E. DONLON, also known as EILEEN EUGENIA DONLON, deceased, whose date of death was April 23, 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 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: May 20, 2022.

Signed on this 6th day of May, 2022.

REBECCA C. BELL
Personal Representative
7920 U.S. Highway 19
Port Richey, FL 34668
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
May 20, 27, 2022 22-00860P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 22-CP-0328-ES
IN RE: ESTATE OF
KIM GILBERT HORN,
Deceased.

The administration of the Estate of KIM GILBERT HORN, deceased, whose date of death was 9/21/2021, Case Number 22-CP-0328-ES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is: May 20, 2022.

Personal Representative:
SHARON POOLE,
32425 Fish Hook Loop,
Wesley Chapel, FL 33545
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 20, 27, 2022 22-00861P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
File No. 512021CP001464CPAXWS
IN RE: ESTATE OF
JAMES J. BUDDENHAGEN,
AKA JAMES JOSEPH
BUDDENHAGEN,
Deceased.

The administration of the Estate of James J. Buddenhagen, aka James Joseph Buddenhagen, deceased, whose date of death was April 2, 2021, is pending in the Circuit Court in and 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 musts 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.

NOT WITHSTANDING 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 the first publication of this Notice is May 20, 2022.

Personal Representative
Susan Noel Ceravino
12 Bates Drive
Port Jefferson Station, NY 11776
Attorney for Personal Representative
Angela Bucci, Esq., LL.M.
Angela@buccilawoffices.com
Florida Bar No.: 0489301
Law Offices of Angela Bucci, PLLC
347 N New River Drive E, Ste 1509
Fort Lauderdale, FL 33301-3175
Telephone: 954-522-0800
May 20, 27, 2022 22-00858P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP000711CPAXWS
IN RE: ESTATE OF
HERBERT CLARKE STEPHENSON
A/K/A H. CLARKE STEPHENSON
Deceased.

The administration of the estate of Herbert Clarke Stephenson a/k/a H. Clarke Stephenson, deceased, whose date of death was March 2, 2022, 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 May 20, 2022.

Personal Representative:
Steven O'Neill
11383 Callisia Drive
Odessa, Florida 33556
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (727) 781-1387
E-Mail: brambaum@rambaumlaw.com
Secondary E-Mail:
jherny@rambaumlawcom
May 20, 27, 2022 22-00868P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000703CPAXWS
Division I/J
IN RE: ESTATE OF
NOLA MARY FIELDING
Deceased.

The administration of the estate of NOLA MARY FIELDING, deceased, whose date of death was February 24, 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 May 20, 2022.

Personal Representative:
THOMAS R. COULTER
50707 Alden Drive
Macomb Township, Michigan
48044
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN &
ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen.leone@gmail.com
May 20, 27, 2022 22-00862P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 512022CP000469CPAXES
In Re: The Estate of
SYLVIA B. TRIPODI,
Deceased.

The administration of the estate of SYLVIA B. TRIPODI, deceased, whose date of death was February 14, 2022, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 20, 2022.

Personal Representative:
Marne M. Besterman
28331 Tall Grass Drive
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
Erin M. Maulucci, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 95662
15310 Amberly Drive
Suite 250
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: erin@mytampalawgroup.com
May 20, 27, 2022 22-00871P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 000198
Division Probate
IN RE: ESTATE OF
JACK KENDEL BEAN
Deceased.

The administration of the estate of Jack Kendel Bean, deceased, whose date of death was March 15, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38319 McDonald Street, Dade City, Florida 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 May 20, 2022.

Reginald Bean
Personal Representative
17349 Shirla Rae Drive
Spring Hill, Florida 34610
MICHAEL T. HEIDER, CPA
Attorney for Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
10300 49th Street North, Suite 225
Clearwater, Florida 33762
Telephone: (888) 483-5040
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate@heiderlaw.com
May 20, 27, 2022 22-00863P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-682
IN RE: ESTATE OF
KEVIN JOHN SOBOLEWSKI
Deceased.

The administration of the estate of KEVIN JOHN SOBOLEWSKI, deceased, whose date of death was February 11, 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 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 May 20, 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
May 20, 27, 2022 22-00872P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-674
IN RE: ESTATE OF
JOHN ARTHUR LAHARA, JR.
Deceased.

The administration of the estate of JOHN ARTHUR LAHARA, JR., deceased, whose date of death was July 14, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 20, 2022.

Personal Representative:
JODI POSEY
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
May 20, 27, 2022 22-00873P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000686-WS
IN RE: ESTATE OF
AARON C. BALSBAUGH aka
AARON CHARLES BALSBAUGH,
Deceased.

The administration of the estate of Aaron C. Balsbaugh aka Aaron Charles Balsbaugh, deceased, whose date of death was September 25, 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 May 20, 2022.

Personal Representative:
Alyson McNitt
PO Box 935
Piney Flats, TN 37686
Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
3106 Alternate US 19
Palm Harbor, Florida 34683
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
May 20, 27, 2022 22-00864P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.:
512022CP000434CPAXWS
IN RE: The Estate of
VERONA E. NAIRNE,
Deceased.

The administration of the estate of VERONA E. NAIRNE, deceased, whose date of death was 12/3/2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 STATUTES WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 20, 2022.

SHERYL NAIRNE - PR
14333 Innisbrook Ct.
Hudson, FL 34667
(412) 805-2437
SPEIGEL LAW, PLLC
Attorney for Personal Representative
36408 US Highway 19 N.
Palm Harbor, FL 34684
(727) 221-0991; Fax (727) 221-7066
email:
SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
May 20, 27, 2022 22-00870P

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 22-CC-851
BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF BARBARA K. CASE, ANY AND ALL UNKNOWN HEIRS and SECRETARY OF HOUSING AND URBAN DEVEKOPMENT,
Defendants.

TO: ESTATE OF BARBARA K. CASE and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC., herein in the following described property:

Lot 81, BRIAR PATCH VILLAGE OF SEVEN SPRINGS, PHASE 2, according to the plat thereof as recorded in Plat Book 45, Pages 47-51, of the Public Records of Pasco County, Florida. With the following street address: 7544 Wimpole Drive, New Port Richey, Florida, 34655

has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days 6-17-2022 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.

WITNESS my hand and the seal of this Court on day of MAY 13 2022

Nikki Alvarez-Sowles, Esquire
Clerk and Comptroller
(SEAL) By: JR Sorrell
Deputy Clerk

Cianfrone, Nikoloff, Grant & Greenberg, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
May 20, 27, 2022 22-00846P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL
Case No.: 21-CA-002408WS
Division: G
SANDRA E. PHILIPS,
Plaintiff, v.
BRIGITTE D. LITTS, and all others claiming by, through and under BRIGITTE D. LITTS,
Defendant(s).

To:
BIRGITTE D. LITTS, all parties claiming interest by, through, under or against BRIGITTE D. LITTS, and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:

Lot (s) 20, 21, 22 and 23, Block 179, Moon Lake Estates Unit Ten, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 128 through 131, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael Steffen, Esq., the Plaintiff's attorney, whose address is 26 W Orange St, Tarpon Springs, FL, on or before 6-17-22 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on: MAY 13 2022, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: JR Sorrell
Deputy Clerk

May 20, 27, 2022 22-00855P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 51-2022-CA-000402 WS
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
LARRY BATTEY, et al.,
Defendant.

To: LARRY BATTEY
11335 MARQUERITE AVENUE,
NEW PORT RICHEY, FL 34654
UNKNOWN SPOUSE OF LARRY BATTEY
11335 MARQUERITE AVENUE,
NEW PORT RICHEY, FL 34654
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOTS 35 AND 36, BLOCK 70, GRIFFIN PARK SUBDIVISION OF THE CITY OF FIVAY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 AND 78A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 2002 FORESTMANO MOBILE HOME VIN# FLHML2F157425816A AND FLHML2F157425816B.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 20, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 13th day of May, 2022.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Kelly Jeanne Symons
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
21-04457FL
May 20, 27, 2022 22-00850P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2022CA000426
THE MONEY SOURCE INC.,
Plaintiff, vs.
STEPHEN DALE HERKERT, JR., et al.
Defendants.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF STEPHEN D. HERKERT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
RHONDA JUNE HILLIS
15515 WAXWEED AVENUE,
BROOKSVILLE, FL 34610
UNKNOWN SPOUSE OF RHONDA JUNE HILLIS
15515 WAXWEED AVENUE,
BROOKSVILLE, FL 34610
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 28, BLOCK 3, ASHLEY LAKES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before June 20, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 16th day of May, 2022.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Kelly Symons
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
6930698
21-00346-1
May 20, 27, 2022 22-00849P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-002104-CP-AXWS
IN RE: ESTATE OF LUCIA SOLIS, a/k/a Lucie Solis, a/k/a Lucia Lozano, a/k/a Lucie Lozano
Deceased.

The administration of the Estate of Lucia Solis, deceased, whose date of death was December 31, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 20, 2022.

Personal Representative:
Christopher Frank Solis
10513 Ayr Court
New Port Richey, Florida 34654
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email:
filings@FLprobatesolutions.com
Secondary:
ryan@FLprobatesolutions.com
May 20, 27, 2022 22-00867P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-001390
THE BAY AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
MOHAMED ABDELHAMID; UNKNOWN SPOUSE OF MOHAMED ABDELHAMID; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 3, Block 1, BAY AT CYPRESS CREEK, according to the Plat thereof as recorded in Plat Book 49, Pages 132 through 139, inclusive, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 26622 Chimney Spire Lane, Wesley Chapel, FL 33544

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on June 13, 2022

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
May 20, 27, 2022 22-00848P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 512020CA000390CAAXES
Caliber Home Loans, Inc.,
Plaintiff, vs.
Stephen Warren, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 512020CA000390CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Caliber Home Loans, Inc. is the Plaintiff and Stephen Warren; Nicole Whitfield Warren A/K/A Nicole W. Warren; Lakeshore Ranch Community Association, Inc.; Florida Housing Finance Corporation 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 11:00AM on the 13th day of June, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 201 OF LAKESHORE RANCH PHASES 2 & 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE(S) 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 11th day of May, 2022.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St,
Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6173
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Maxine Meltzer
Maxine Meltzer, Esq.
Florida Bar No. 119294
File # 20-F01148
May 20, 27, 2022 22-00844P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2015CA002412CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH, MORTGAGE LOAN TRUST F,
Plaintiff, VS.
DAVID A. WATTS; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate of Van A. Nelimark, Deceased
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before June 6 2022, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on May 3, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.,
As Clerk of the Court
By: Kelly Jeanne Symons
As Deputy Clerk

ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
1153-2574B
Ref# 819
May 20, 27, 2022 22-00843P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2019CA002238CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF JOHN M. SUDDUTH A/K/A JOHN MATTHEW SUDDUTH, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA002238CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF JOHN M. SUDDUTH A/K/A JOHN MATTHEW SUDDUTH, DECEASED; Lake Padgett Estates East Property Owners Association, Inc.; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF EARL E. WEIMER, DECEASED; SCOT P. LEIGHLY; LORI L. LEIGHLY; M. Noveson, as Trustee of the 23227 Chelsea Loop Trust Dated 10/20/05; KALEZE CHAPMAN MENDEZ A/K/A KALEZE CHAPMAN; CHRISTOPHER MENDENZ A/K/A CHRISTOPHER J. MENDEZ; Worldwide Asset Purchasing II, LLC; Capital One Bank (USA), National Association; Stephen Earl Weimer; John William Sudduth; Linda Louise Sudduth; Any and all unknown parties claiming by, through, under, or against the herein named Individual Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim in interest as Spouses, Heirs, Devisees, Grantees, or other claimants 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 13th day of June, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 301, UNRECORDED PLAT OF LAKE PADGETT ESTATES EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 342.45 FEET NORTH AND 1273.42 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, RUN NORTH 26 DEGREES 42 MINUTES 56 SECONDS WEST, 139.24 FEET; THENCE ON AN ARC TO THE LEFT 52.94 FEET, CHORD 52.43 FEET, CHORD BEARING NORTH 50 DEGREES 25 MINUTES 50 SECONDS EAST; THENCE SOUTH 53 DEGREES 21 MINUTES 20 SECONDS EAST, 120.46 FEET; THENCE ON AN ARC TO THE RIGHT 69.73 FEET, CHORD 69.57 FEET, CHORD BEARING SOUTH 38 DEGREES 20 MINUTES 29 SECONDS WEST; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 45.28 FEET TO THE POINT OF BEGINNING.

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 12th day of May, 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/ Julie York
Julie York, Esq.
Florida Bar No. 55337
File # 20-F01339
May 20, 27, 2022 22-00845P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2022CA001030CAAXES
BELLY WADDING, L.L.C., a Florida limited liability company,
Plaintiff, vs.
HEZEKIAH J. MOBLEY, deceased, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or other persons claiming by, through, under, or against HEZEKIAH J. MOBLEY, deceased,
Defendants.

TO: Defendant, HEZEKIAH J. MOBLEY, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or other persons claiming by, through, under, or against HEZEKIAH J. MOBLEY, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint to Quiet Title, and, in the alternative, Adverse Possession, relating to certain real property located in Pasco County, Florida, to-wit:

A strip of land lying between the West 198.00 feet and the East 1122.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 25 South, Range 21 East, Pasco County, Florida, being further described as follows: For a Point of Reference, commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 25 South, Range 21 East, Pasco County, Florida; thence South 89° 32' 31" West, along the South boundary thereof, 1122.25 feet to a point lying 1122.00 feet West of the East boundary of said Southeast 1/4 of the Northeast 1/4 as measured at right angles for a Point of Beginning; thence continue South 89° 32' 31" West, 5.45 feet to a point lying 198.00 feet East of the West boundary of said Southeast 1/4 of the Northeast 1/4; thence North 00° 34' 55" East, parallel with said West boundary, a distance of 738.12 feet, to a point lying 738.00 feet North of the South boundary of said Southeast 1/4 of the Northeast 1/4 as measured as right angles; thence North 89° 32' 31" East, parallel with said South boundary, 7.48 feet; thence South 00° 44' 22" West, parallel with the East boundary of said Southeast 1/4 of the Northeast 1/4, 738.16 feet to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorneys, LEONARD H. JOHNSON, ESQUIRE and SHEADA MADANI, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, attorneys for the Plaintiff, BELLY WADDING, L.L.C., a Florida limited liability company, whose address is TRUIST Place, 401 East Jackson Street, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com and sheadam@jpfirm.com, Telephone (813) 225-2500, on or before June 20, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint.

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

DATED THIS 16th day of May, 2022.

Nikki Alvarez-Sowles, Esquire,
Clerk & Comptroller
Clerk of the Circuit Court of
Pasco County
By: Kelly Jeanne Symons
As: Deputy Clerk
(Seal)

LEONARD H. JOHNSON, ESQUIRE
SHEADA MADANI, ESQUIRE,
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
attorneys for the Plaintiff
TRUIST Place
401 East Jackson Street,
Suite 3100
Tampa, Florida 33602
lenj@jpfirm.com
sheadam@jpfirm.com
Telephone (813) 225-2500
May 20, 27, 2022 22-00847P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 51-2018-CA-003984ES
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
DOREEN SALZANO AND ROBERT SPENCER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 03, 2022, and entered in 51-2018-CA-003984ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and ROBERT SPENCER; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOREEN SALZANO, DECEASED; ROBERT DAUB; HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.; SEABEE AC & HEAT, INC.; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAM AN INTEREST IN THE ESTATE OF DOREEN SALZANO, DECEASED are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 06, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, IN BLOCK 1, OF SUNCOAST LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGES 1 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 15402 PRINCEWOOD LN, LAND O LAKES, FL 34638

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

IMPORTANT

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

Dated this 13 day of May, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
18-219125 - NiK
May 20, 27, 2022 22-00852P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2018CA002224CAAXES
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
REINA BORJAS; UNKNOWN SPOUSE OF REINA BORJAS; BLACK POINT ASSETS, INC., AS TRUSTEE UNDER THE 6333 OPC-MBS SPECIAL ASSETS LAND TRUST DATED NOVEMBER 1, 2013; MAIN STREET NOTE BUYERS, LLC; CHAPEL PINES HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 5, 2022 and entered in Case No. 2018CA002224CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and REINA BORJAS; UNKNOWN SPOUSE OF REINA BORJAS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BLACK POINT ASSETS, INC., AS TRUSTEE UNDER THE 6333 OPC-MBS SPECIAL ASSETS LAND TRUST DATED NOVEMBER 1, 2013; MAIN STREET NOTE BUYERS, LLC; CHAPEL PINES HOMEOWNERS ASSOCIATION INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 21, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK F, CHAPEL PINES - PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 19 THROUGH 25 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 17th day of May 2022.
Marc Granger, Esq
Bar. No.: 146870
Kahane & Associates, P.A.
8201 Peters Road,
Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 18-00772 JPC
May 20, 27, 2022 22-00856P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019CA003756CAAXES
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ROLANDO PERAZA AND SURISBEL PERAZA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2022, and entered in 2019CA003756CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and ROLANDO PERAZA; SURISBEL PERAZA; and ASBEL CREEK ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 06, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK C, ASBEL CREEK PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 50 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9749 JASMINE BROOK CIR, LAND O LAKES, FL 34638

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

IMPORTANT

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

Dated this 13 day of May, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
19-384928 - CaB
May 20, 27, 2022 22-00853P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2019-CA-001972-CAAX-ES
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
WILLIAM J. MARSHALL AKA WILLIAM JOSEPH MARSHALL, et. al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019-CA-001972-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, WILLIAM J. MARSHALL AKA WILLIAM JOSEPH MARSHALL, et. al., are Defendants, Clerk of the Circuit Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 8th day of June, 2022, the following described property:

THE EAST 214.6 FEET OF THE WEST 224.6 FEET OF THE NORTH 187.00 FEET OF THE SOUTH 200.0 FEET OF TRACT 73 OF ZEPHYRHILLS COLONY COMPANY LANDS IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 18th day of May, 2022.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
May 20, 27, 2022 22-00857P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 51-2016-CA-002967-CAAX-WS
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CB1,
Plaintiff, vs.
AILEEN KLINE AND STEVEN T KLINE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 06, 2022, and entered in 51-2016-CA-002967-CAAX-WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CB1 is the Plaintiff and AILEEN KLINE and STEVEN T KLINE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 07, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 942, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 7121 POTOMAC DRIVE, PORT RICHEY, FL 34668

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

IMPORTANT

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

Dated this 13 day of May, 2022.
ROBERSTON, ANCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Ashley Bruneus
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
17-074785 - CaB
May 20, 27, 2022 22-00851P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2022-CA-000481 WS
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, FRANK W. MOREHOUSE, DECEASED, et al,
Defendant(s).

To:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, FRANK W. MOREHOUSE, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

A PORTION OF LOTS 4 AND 5, BLOCK A, RIO VISTA PARK SUBDIVISION FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK A, RIO VISTA PARK SUBDIVISION, AN ADDITION TO THE CITY OF NEW PORT RICHEY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN WEST 120.03', THENCE RUN NORTH 29°44' WEST 24.7'; THENCE RUN NORTH 23°39' EAST 51.25"; THENCE RUN SOUTH 80°52' EAST 58.37'; THENCE RUN EAST 53.70'; THENCE SOUTH 0°18' EAST 58.60' TO THE POINT OF BEGINNING. LAND DESCRIBED BEING PARTS OF LOTS 4 AND 5, BLOCK A, RIO VISTA PARK SUBDIVISION; SAID LOTS AND BLOCK BEING HEREIN AND HERBY NUMBERED AND DESCRIBED IN ACCORDANCE WITH PLAT OF SAID RIO VISTA PARK AS SAME APPEARS OF RECORDED IN PLAT BOOK 2, PAGE 80, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 5924 RIO DRIVE NEW PORT RICHEY FL 34652

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

WITNESS my hand and the seal of this court on this day of MAY 13 2022, 2022.

Nikki Alvarez-Sowles, Esq.
Clerk & Comptroller
Clerk of the Circuit Court
By: JR Sorrell
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
21-008574
May 20, 27, 2022 22-00842P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL
Case No.: 21-CA-002408 WS
SANDRA E. PHILIPS,
Plaintiff,vs.
BRIGITTE D. LITTS, and all others claiming by, through and under BRIGITTE D. LITTS,
Defendant(s).

TO: BIRGITTE D. LITTS, all parties claiming interests by, through, under or against BRIGITTE D. LITTS, all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:

Lot (s) 20, 21, 22 and 23, Block 179, Moon Lake Estates Unit Ten, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 128 through 131, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael Steffen, Esq., the Plaintiff's attorney, whose address is 26 W Orange St, Tarpon Springs, FL, on or before 6-17-22 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on: MAY 13 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: JR Sorrell
As Deputy Clerk
May 20, 27, 2022 22-00855P

Q&A

What changes were made to public notice advertising?

A Florida House Bill 35 makes two major changes to legal ad and public notice publication in qualified newspapers.

First, the bill expands the types of newspapers that qualify for the posting of public notices. The bill ends or phases out the current periodicals permit and allows legal notices to be published in free newspapers.

Second, the bill allows "government agencies" to opt to publish government notices on a qualified newspaper website instead of in print.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

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

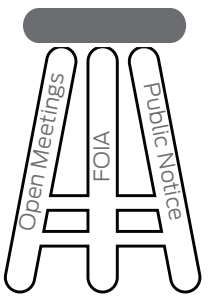
Check out your notices on: www.floridapublicnotices.com

Business Observer
LV10171

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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000569CPAXWS
Division I
IN RE: ESTATE OF THOMAS LESCHAK
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 THOMAS LESCHAK, deceased, File Number 512022CP000569CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was February 7, 2021; that the total value of the estate is $100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JENNIFER ANN LESCHAK NKA
JENNIFER ANN KINNEY
8311 Tanglewood Drive
New Port Richey, FL 34654
JACOB POSTMA
11237 Gallinule Avenue
Spring Hill, Florida 34613
THOMAS POSTMA
12942 Eden Avenue
Hudson, Florida 34667

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 May 13, 2022.

Person Giving Notice:
JENNIFER ANN LESCHAK NKA
JENNIFER ANN KINNEY
8311 Tanglewood Drive
New Port Richey, Florida 34654
Attorney for Person Giving Notice
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@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
May 13, 20, 2022 22-00831P

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2021CA001431CAAXES
JOHNATHAN STANTON,
Plaintiff, vs.
CLAUDE SHERRER, MELANIE SHERRER, and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER, OR AGAINST CLAUDE SHERRER AND MELANIE SHERRER WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,
Defendants.

To: (i) Defendant, CLAUDE SHERRER;
(ii) Defendant, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER, OR AGAINST CLAUDE SHERRER AND MELANIE SHERRER.

YOU ARE NOTIFIED that an action for quiet title has been filed in Pasco County, Florida, Circuit Court in the matter of JOHNATHAN STANTON v. CLAUDE SHERRER, MELANIE SHERRER, and ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, CLAIMING BY, THROUGH, UNDER, OR AGAINST CLAUDE SHERRER AND MELANIE SHERRER WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, relative to the real property located at:

LOT 43 OF SIERRA PINES, UNRECORDED PLAT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; RUN THENCE NORTH 0°23'37" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 32, A DISTANCE OF 340.4 FEET; THENCE NORTH 89°46'50" WEST, A DISTACE OF 2900.0 FEET; THENCE NORTH 0°23'37" EAST, A DISTANCE OF 321.2 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°23'37" EAST, A DISTANCE OF 150.0 FEET; THENCE NORTH 89°46'50" WEST, A DISTANCE OF 300.0 FEET; THENCE SOUTH 0°23'37" WEST, A DISTANCE OF 150.0 FEET; THENCE SOUTH 89°46'50" EAST, A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 36-26-18-0010-00000-0430

More commonly known as 1124 Live Oak Lane, Lutz, Florida 33558 (hereinafter referred to as the "Property"). You are required to serve a copy of your written defenses, if any, to it, on Berlin Patten Ebling, PLLC, Attorneys for Plaintiff, 3700 South Tamiami Trail, Suite 200, Sarasota, Florida, 34239, on or before June 6, 2022.

Notice will also be published in said publication on the following dates (once during each week for 4 consecutive weeks:

File the original written defenses, if any, 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.

WITNESS my hand and the seal of this Court this 3rd day of May, 2022.

NIKKI ALVAREZ-SOWLES
As Clerk of this Court
By: Kelly Jeanne Symons
As Deputy Clerk

BERLIN | PATTEN | EBLING, PLLC
/s/ Conrado Gomez. Jr.
Conrado Gomez, Jr., Esquire
Florida Bar No. 1010973
3700 South Tamiami Trail;
Suite 200
Sarasota, Florida 34239
Phone: (941) 954-9991
Fax: (941) 954-9992
Email:
cgomez@berlinpatten.com Secondary Emails:
kyeager@berlinpatten.com
marinaL@berlinpatten.com
Attorneys for Plaintiff
04289957-1
May 6, 13, 20, 27, 2022 22-00789P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 51-2020-CC-3012-ES
LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.
Plaintiff, vs.
COLMAN HIRSCHORN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above captioned action, I will sell the property situated in Pasco County, Florida, described as:

LOT 39, LESS THE WESTERLY 2. 70 FEET, LAKE BERNADETTE - PARCEL 3, according to the Plat recorded in Plat Book 36, Pages 30 and 31, as recorded in the Public Records of Pasco County, Florida; said land situate, lying and being in Pasco County, Florida..

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 5th day of July, 2022.

DATED this 11th day of May, 2022.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 /
(813) 286-0111 (FAX)
Attorneys for Plaintiff
May 13, 20, 2022 22-00835P

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Sarasota / Manatee counties
Hillsborough County
Pasco County
Pinellas County
Polk County
Lee County
Collier County
Charlotte County

Wednesday 2PM Deadline • Friday Publication

Business Observer

LV10264

OFFICIAL COURT HOUSE 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

LV10246

Check out your notices on:
floridapublicnotices.com

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-553
IN RE: ESTATE OF
KENNETH F. SANTOMAURO
Deceased.

The administration of the estate of KENNETH F. SANTOMAOURO, deceased, whose date of death was February 26, 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 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 May 13, 2022.

Personal Representative:
CORINNE SOUTHARD
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
May 13, 20, 2022 22-00815P

SECOND INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO: 2019-CA-004056
WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2006-7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-7,
Plaintiff v.
NOAH GYIMAH; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 21, 2022, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 6th day of June, 2022, at 11 am to the highest and best bidder for cash, at www.pasco.realforeclose.com on the following described property:

LOT 8, BLOCK 3 OF TIERRA DEL SOL PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9402 Blackthorn Loop, Land O' Lakes, Florida 34638.

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

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

Dated: May 9, 2022.
BITMAN, O'BRIEN & MORAT, PLLC
/s/ Samantha Darrigo, Esquire
Samantha Darrigo, Esquire
Florida Bar No.: 0092331
sdarrigo@bitman-law.com
svanegas@bitman-law.com
255 Primera Blvd., Suite 128
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
May 13, 20, 2022 22-00832P

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.
2020CA002862CAAXWS
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN MAZZARELLA, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2022, and entered in 2020CA002862CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN MAZZARELLA A/K/A BENJAMINE MAZZARELLA, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SHADOW RIDGE HOMEOWNERS' ASSOCIATION, INC.; BENJAMIN MAZZARELLA; BERNADETTE MAGUIRE; and EMILIA HAAS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 31, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 316 SHADOW RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGES 136 AND 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12813 KELLYWOOD CIRCLE, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 5 day of May, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Ashley Bruneus_
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email:
ashbruneus@raslg.com
20-052722 - CaB
May 13, 20, 2022 22-00834P

THIRD INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
JUVENILE DIVISION
CASE NUMBER: 22-DR-556
IN RE: TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF THE MINOR CHILDREN:
MINOR CHILDREN
Termination of Parental Rights and Step-Parent Adoption
TO: ROBERT CAMPBELL, 920 S. Cascade Ave.(Colorado Springs, CO 80903.

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Step Parent Adoption 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., counsel for Petitioner, Faith and Joshua Rahn, 8624 Government Dr., Suite 101 New Port Richey, Fl 34654 on or before 6-3-2022, 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 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 Circuit Court's office notified of your current address/email address. (You may file Notice, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

DATED: May 4, 2022
Nikki Alvarez-Sowles, Esq.,
Clerk & Comptroller
CLERK OF THE CIRCUIT COURT
By: JR Sorrell
{Deputy Clerk}
May 6, 13, 20, 27, 2022 22-00807P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000476CPAXES
IN RE: ESTATE OF
CHRIS CHRISTOU,
Deceased.

The ancillary administration of the estate of CHRIS CHRISTOU, deceased, whose date of death was November 13, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the physical address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654-5598, the mailing address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the ancillary personal representative and the ancillary 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 May 13, 2022.

Ancillary Personal Representative:
Tom Christou
156 Parkview Hill cres.
Toronto, Ontario, Canada M4B1R8
Attorney for Ancillary Personal Representative
Michael Sneeringer
E-Mail Addresses:
MSneeringer@porterwright.com flprobate@porterwright.com
Florida Bar No. 0094502
Porter Wright Morris & Arthur LLP
9132 Strada Place Suite 301
Naples, FL 34108
Telephone: 239-593-2900
May 13, 20, 2022 22-00814P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-653
IN RE: ESTATE OF
GAIL FRAN VAZ
Deceased.

The administration of the estate of Gail Fran Vaz, deceased, whose date of death was March 30, 2022, 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 May 13, 2022.

Personal Representative:
David Vaz
2/14A Jesmond Street
Surry Hills, NSW 2010 Australia
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
May 13, 20, 2022 22-00829P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 22-CP-000792
IN RE: ESTATE OF
MARION A. WAKEFIELD
Deceased.

The administration of the Estate of MARION A. WAKEFIELD, deceased, whose date of death was February 11, 2022, 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.

NAME OF PERSONAL REPRESENTATIVE: WILLIAM D. WAKEFIELD. ADDRESS: 205 N.E. 294th Avenue, Old Town, FL 32680. RELATIONSHIP TO DECEDENT: BROTHER.

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

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

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

The date of first publication of this notice is the 13 day of May 2022.

Personal Representative:
WILLIAM D. WAKEFIELD
205 N.E. 294th Avenue
Old Town, FL 32680
Attorney for Personal Representative:
JOHN A. GALLAGHER, ESQ.
Florida Bar Number: 0592544
Devolder Law Firm, PLLC
8709 Hunters Green Drive, Suite 101
Tampa, FL 33647
Telephone: (813) 724-3880
E-Mail: jgallagher@devolderlaw.com
May 13, 20, 2022 22-00828P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-0617-WS
IN RE: ESTATE OF
ROBERT DEGINA
a/k/a ROBERT F. DEGINA
Deceased.

The administration of the estate of Robert Degina a/k/a Robert F. Degina, deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 May 13, 2022.

Personal Representative:
Marie Damelio
3561 Windance Avenue
Spring Hill, Florida 34609
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney for Petitioner
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
May 13, 20, 2022 22-00816P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000386
IN RE: ESTATE OF
MARILYN JO KIRBY
(A/K/A MARILYN J. KIRBY A/K/A MARILYN KIRBY)
Deceased.

The administration of the estate of Marilyn Jo Kirby (a/k/a Marilyn J. Kirby a/k/a Marilyn Kirby), deceased, whose date of death was January 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez Sowles, Esq., Clerk & Comptroller, Attn: Probate Clerk, 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 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 May 13, 2022.

Personal Representative:
John Roberson
4432 Huntley Drive
Waco, Texas 76706
Attorney for Personal Representative
Tanya Bell, Esquire
Florida Bar Number: 52924
Phillip Saul, Esq.
Florida Bar Number: 1019114
Bell Law Firm, P.A.
2364 Boy Scout Road,
Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
PSaul@BellLawFinnFlorida.com
AMullins@BellLawFinnFlorida.com
May 13, 20, 2022 22-00813P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2019CA001275
PINGORA LOAN SERVICING, LLC,
Plaintiff,
VS.
KRISTINE A. MCLAUGHLIN; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 29, 2019 in Civil Case No. 2019CA001275, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PINGORA LOAN SERVICING, LLC is the Plaintiff, and KRISTINE A. MCLAUGHLIN; UNKNOWN TENANT N/K/A SARA MCLAUGHLIN; 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 31, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, RIVERSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 95, 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 day of May 5, 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
By: Digitally signed by
Zachary Ullman
Date: 2022-05-05 10:46:39
Florida Bar #106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1454-595B
May 13, 20, 2022 22-00810P

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 FOR PETITION TO DETERMINE PATERNITY AND OTHER RELIEF MOTION FOR ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO. 51-2021-DR-001812-WS
DIV. Z2

IN RE: THE MATTER OF
CHRISTOPHER DANIEL PILGRIM,
Petitioner/Father,
and
HEATHER ALEXANDRIA PAULI WEBB,
Respondent/Mother.

TO: Heather Alexandra Pauli Webb
17233 Whisper Breeze Way Land O'Lakes, FL 34638

YOU ARE NOTIFIED that an action for Petition to Determine Paternity, Parental Responsibility, Time-sharing, Child Support, and Other Relief and a Motion for Order to Show Cause has been filed against you and that you are required to serve a copy of your written defenses, if any, by filing the original with the Clerk of Court at Pasco County Clerk of Court, 7530 Little Road, New Port Richey, FL 34653 on or before 6/14/22.

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

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

Dated: 4/25/22
CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
May 13, 20, 27; June 3, 2022
22-00817W

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-4845
TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
ESTATE OF DONA HIRSCH, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

UNIT 81, TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM, as described in the Declaration of Condominium dated June 15, 1977 recorded on July 11, 1977, in Official Records Book 898, pages 1781 through 1834, in the Public Records of Pasco County, Florida. With the following street address: 3228 Kauna Point Drive, Holiday, FL 34691.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on June 2, 2022.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 5th day of May, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg (dan@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff
Attorney for Plaintiff Tiki Village Mobile Home Park Condominium Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
May 13, 20, 2022 22-00812P

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. 2019CA002519CAAXWS
LOANCARE, LLC,
Plaintiff, vs.
SHARON V. WILBUR A/K/A SHARON WILBUR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 07, 2021, and entered in 2019CA002519CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LOANCARE, LLC is the Plaintiff and SHARON V. WILBUR A/K/A SHARON WILBUR and JANE M. NEWELL are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 02, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 1894, REGENCY PARK UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9016 GREENBRIAR LN, PORT RICHEY, FL 34668

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 9 day of May, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Ashley Bruneus_
Ashley Bruneus, Esquire
Florida Bar No. 1017216
Communication Email: ashbruneus@raslg.com
19-268987 - CaB
May 13, 20, 2022 22-00811P

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
LV10184

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP000571CPAXWS
IN RE: ESTATE OF HENRY WILLIAM DIEKOW Deceased.

The administration of the estate of HENRY WILLIAM DIEKOW, deceased, whose date of death was February 18, 2022, 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 May 13, 2022.

Personal Representative:
DANIELLE LARUSCH
618 Wilma Street
Endicott, NY 13760
Attorney for Personal Representative:
VONYA Z. LANCE
Attorney
Florida Bar Number: 628581
BARNETT KIRKWOOD KOCHE LONG & FOSTER
601 Bayshore Boulevard,
Suite 700
Tampa, Florida 33606
Telephone: (813) 253-2020
Fax: (813) 251-6711
E-Mail: VLance@barnettbolt.com
Secondary E-Mail: JDurant@barnettbolt.com
May 13, 20, 2022 22-00836P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-000078
Division CP AXWS
IN RE: ESTATE OF BRENDA L. DAVIS Deceased.

The administration of the estate of BRENDA L. DAVIS, deceased, whose date of death was December 24, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 13, 2022.

Personal Representative:
/s/Richard Davis
RICHARD DAVIS
1323 GREENLEA DRIVE
HOLIDAY, Florida 34691
Attorney for Personal Representative:
/s/ Tanya Garcia Vega
Tanya Garcia Vega
Attorney
Florida Bar Number: 041469
JONATHAN H GREEN & ASSOCIATES P.A.
901 PONCE DE LEON BLVD.
SUITE 601
CORAL GABLES, FL 33134
Telephone: (305) 372-5100
Fax: (305) 372-9600
E-Mail: tgv@jhglaw.com
May 13, 20, 2022 22-00837P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-0655-WS
IN RE: ESTATE OF CATHERINE HUNT a/k/a CATHERINE LUCILLE HUNT a/k/a CATHERINE L. HUNT Deceased.

The administration of the estate of Catherine Hunt a/k/a Catherine Lucille Hunt a/k/a Catherine L. Hunt, deceased, whose date of death was March 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 May 13, 2022.

Personal Representative:
Frederick A. Hunt
5974 South Scarlet Sky Place
Green Valley, Arizona 85622
Attorney for Personal Representative:
Richard C. Williams, Jr., Esq.
Attorney
Florida Bar Number: 283177
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: rcw@FLProbateTrustLaw.com
Secondary E-Mail: stacey@FLProbateTrustLaw.com
May 13, 20, 2022 22-00841P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000593
Division PROBATE
IN RE: ESTATE OF MARCO TULIO ALZATE Deceased.

The administration of the estate of MARCO TULIO ALZATE deceased, whose date of death was January 11, 2022, is pending in the Circuit Court for PASCO COUNTY, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 13, 2022.

Personal Representative:
/s/ Chrystian Alzate
CHRYSTIAN ALZATE
Personal Representative
Attorney for Personal Representative:
/s/ Mariel Lanza
Attorney for Petitioner
Florida Bar Number: 97992
1453 W. Busch Boulevard
Tampa, FL 33612
Telephone: (813) 813-7180
Fax: (813) 933-8014
E-Mail: mxlanza4046@yahoo.com
May 13, 20, 2022 22-00839P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2022-CP-000399-CPAXWS
IN RE: ESTATE OF MARY ANN HELEN SCHAFFER Deceased.

The administration of the estate of MARY ANN HELEN SCHAFFER, deceased, whose date of death was January 17, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2022-CP-000399-CPAXWS; 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 May 13, 2022.

Petitioner
Sharon A. Ferguson
14111 Marlberry Way
Odessa, FL 33556
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
May 13, 20, 2022 22-00840P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. File No. 2022-CP-626
IN RE: ESTATE OF JOSEPH A. KILCULLEN, SR. Deceased.

The administration of the estate of Joseph A. Kilcullen, Sr., deceased, whose date of death was February 18, 2022, 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 May 13, 2022.

Personal Representative:
Rosemarie Kalman
7822 Becket Street
New Port Richey, Florida 34653
Attorney for Personal Representative:
David A. Hook, Esq.
Email Address: courtservice@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
May 13, 20, 2022 22-00838P

SECOND INSERTION

NOTICE TO CREDITORS
RE: ESTELLE M. PARMENTIER, Deceased.

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

The above-named Decedent, established a Living Trust, entitled ANTOINE J. & ESTELLE M. PARMENTIER LIVING TRUST Dated MARCH 8, 2005.

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 first publication of this Notice is May 13, 2022.

CHRISTOPHER J. PARMENTIER, Trustee
6 Knollwood Rd., Leicester, MA 01524
May 13, 20, 2022 22-00830P

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case Number: 2022-CA-000543
IN RE: Forfeiture of: $5,700.00 (Five Thousand, Seven Hundred Dollars) in U.S. Currency and One (1) 2012 Mazda M3 Touring, (VIN: JM1BL1V81C1658591)

ALL PERSONS who claim an interest in the following property: $5,700.00 (Five Thousand, Seven Hundred Dollars) in U. S. Currency, and One (1) 2012 Mazda M3 Touring, VIN: JM1BL1V81C1658591, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 15, 2022, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

May 13, 20, 2022 22-00827P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-4667
TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM III ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF CAROL E. COLE, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Unit 22-A of Timber Oaks Fairway Villas Condominium III, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 969, Page(s) 1020, of the Public Records of Pasco County, Florida, and any amendments thereto, together with its undivided share in the common elements. With the following street address: 11310 Carriage Hill Drive, #1, Port Richey, Florida, 34668

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on June 16, 2022.

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.

Dated this 10th day of May, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg (collections@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff
Tiki Village Mobile Home Park Condominium Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
May 13, 20, 2022 22-00833P