# PASCO COUNTY LEGAL NOTICES

# FIRST INSERTION

hereby Notice that is given CONGREGATIONAL FIRST CHURCH OF ZEPHYRHILLS. INC., OWNER, desiring to engage in business under the fictitious name of FAIRVIEW COMMUNITY CHURCH OF ZEPHYRHILLS 7900 FORT ZEPHYRHILLS, located ROAD. KING FLORIDA 33541 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 30, 2022 22-02202P

### 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 Propempo International located at 11744 La Madera Blvd in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida. Dated this 1st day of January, 2023. William L Abitz December 30, 2022 22-02208P

### 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 861408 from JP Land Holdings, LLC, 1316 W Swann Ave, Tampa, FL 33606. Application received: 12/13/2022. Proposed activity: Mass Grading. Project name: Magnolia Island Mass Grading Plan. Project size: 217.10 acres Location: Section(s) 24, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters. org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. December 30, 2022

22-02207P

#### FIRST INSERTION FIRST INSERTION NOTICE UNDER FICTITIOUS Notice Under Fictitious Name Law Pursuant to Section 865.09, NAME LAW Pursuant to F.S. §865.09 Florida Statutes NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the undersigned, desiring to engage business under the fictitious name of in business under the fictitious name Professional Hair Labs, located at 3795 Correia Dr, in the City of Zephyrhills, of Better Homeworks located at 5127 Muriel Lane, in the County of Pasco, County of Pasco, State of FL, 33542, inin the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations tends to register the said name with the Division of Corporations of the Florida of the Florida Department of State, Department of State, Tallahassee, Flor-Tallahassee, Florida. Dated at New Port Richey, Florida, this ida. Dated this 22 of December, 2022. Scientific Cosmetix LLC 22nd day of December, 2022. 3795 Correia Dr BETTER INFORMATION Zephyrhills, FL 33542 TECHNOLOGY SERVICES, LLC December 30, 2022 22-02192P December 30, 2022

# FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR ASTURIA COMMUNITY DEVELOPMENT DISTRICT

### RFQ for Engineering Services

The Asturia Community Development District (the "District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management facilities, roadways, water, sewer and re-use systems, entrance features, hardscape and landscaping, amenity and recreational facilities, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be autho-rized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel – including a description of the qualifications of the person-nel intended to be assigned to the District; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant: and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, any necessary construction services, and other engineering tasks. The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on January 16, 2023, to the attention of Tish Dobson at Tdobson@dpfgmc.com, with a copy to District Counsel, Lauren Gentry, at Lauren@kelawgroup.com. The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). 22-02199P

# FIRST INSERTION Affordable Secure Storage - Hudson Public Notice

Notice of Sale Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727- 862-6016. Personal property con-sisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. G07: Roger Smith K03: Jacqueline Morales 002: Angela Patlan O13: Angela Patlan R07: Angela Patlan S01: Grant McDade Jr. SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON January 14th. 2023 AT OR AFTER: 11:00 AM.EST. Dec. 30, 2022; Jan. 6, 2023

22-02195P

# FIRST INSERTION

NOTICE OF PUBLIC SALE In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

#1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185, Jeremy Thompson: Hsld gds/ Furn; Timothy Cherry: Hsld gds/Furn; Dean Gaebel: Hsld gds/Furn; Jekierra Wainwright: Hsld gds/Furn; Ted Christian: Hsld gds/Furn; Ted Christian: Hsld gds/Furn; Avery Heasley: gds/Furn; Peter Pj Lave Hsld nia: Hsld gds/Furn; Joy Shockley: Hsld gds/Furn, TV/Stereo Equip.

And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www. StorageTreasures.com, which will end on Monday, January 23, 2023 at 10 AM.

### FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2010CA008412CAAXWS

AMARYLLIS ORDONEZ, K. HOVNANIAN WINDWARD HOMES, LLC, ROSEWOOD AT **RIVER RIDGE HOMEOWNERS'** ASSOCIATION, INC., VILLAGES AT RIVER RIDGE ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002044CPAXES Division A

IN RE: ESTATE OF JAMES R. EBNER 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 JAMES R. EB-NER, deceased, File Number 2022CP-002044CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was August 11, 2022; that the total value of the estate is \$64,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address

LISA EBNER

28739 Tavira Court, Wesley Chapel, FL 33543

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

Person Giving Notice: LISA EBNER 28739 Tavira Court Wesley Chapel, Florida 33543 Attorney for Person Giving Notice Denise A. Welter, Esquire

Notice is December 30, 2022.

Florida Bar Number: 585769 Denise A. Welter, P.A. 2521 Windguard Circle, Suite 101 Wesley Chapel, FL 33544 Telephone: (813) 929-7300 E-Mail: daw@iowanna.com Secondary E-Mail:

nev are set forth below. OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN IN FLORIDA STATUTES SEC-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.

notice is December 30, 2022.

**Personal Representative:** Mischelle D'Angelone 7730 Little Rd. Ste. B New Port Richey, Florida 34654 Attorney for Personal Representative: Mischelle D'Angelone, Esq. Attorney for Petitioner Florida Bar No.: 0016478 Taylor D'Angelone Law, P.A. 7730 Little Rd. Ste. B New Port Richey, FL 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350

22-02197P

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-22-CP-1830

Deceased. ney are set forth below.

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1330-WS IN RE: ESTATE OF HARRY M. EDWARDS, JR. 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 HARRY M. ED-WARDS, JR., deceased, File Number 51-2022-CP-1330-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654: that the decedent's date of death was March 17, 2022; that the total value of the estate is approx. \$22,406.30 and that the names and addresses of those to whom it has been assigned by such order are:

Name PATRICIA ROBENOLT

Address 12436 Chicago Ave. Hudson, FL 34669

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 30, 2022.

Person Giving Notice: /s/ Patricia Robenolt PATRICIA ROBENOLT 12436 Chicago Ave. Hudson, Florida 34669 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072

E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com Dec. 30, 2022; Jan. 6, 2023

22-02191P

# FIRST INSERTION

Notice is hereby given that SAMUEL BLAKE STEVENSON, OWNER, desiring to engage in business under the fictitious name of TRUE FOCUS located at 7408 YACHTSMAN DR, 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. December 30, 2022 22-02203P



ment. to-wit:

Plaintiff. vs. GEORGE A. ORDONEZ, THROUGH, UNDER OR AGAINST

WELLS FARGO BANK, N.A,

cash

service@jowanna.com Dec. 30, 2022; Jan. 6, 2023 22-02189P

www.pasco.realforeclose.com, 11:00 a.m., on January 17, 2023, the following described property as set forth in said Order or Final Judg-

LOT 292 OF ROSEWOOD AT RIVER RIDGE PHASES 6A AND 6B, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 43, PAGE(S) 131, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. ANY PERSON CLAIMING AN IN-

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-22-CP-1347 IN RE: ESTATE OF ANTHONY S. SABLAN Deceased. The administration of the estate of An-

FIRST INSERTION

thony S. Sablan, deceased, whose date of death was June 17, 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 attor-

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

THE TIME PERIODS SET FORTH TION 733.702 WILL BE FOREVER

The date of first publication of this

E-Mail: serve.tdlaw@gmail.com Secondary E-Mail: md.tdlaw@gmail.com Dec. 30, 2022; Jan. 6, 2023

# FIRST INSERTION NOTICE TO CREDITORS

IN RE: ESTATE OF TAMMY SMITH

The administration of the estate of TAMMY SMITH, deceased, whose date of death was October 6, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attor-

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

22-02200P

Dec. 30, 2022: Jan. 6, 2023 22-02188P

December 30, 2022

# TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure dated August 18, 2022 and an Order Resetting Sale dated December 8, 2022, and entered in Case No. 2010CA-008412CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A is Plaintiff and GEORGE A. OR-DONEZ, AMARYLLIS ORDONEZ, K. HOVNANIAN WINDWARD HOMES, LLC, ROSEWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC., VILLAGES AT RIVER RIDGE ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for

ED HEREIN.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 12/22/22.

By: /s/ Jeffrey M. Seiden, Esa Jeffrey M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-183288 / AP3 Dec. 30, 2022; Jan. 6, 2023 22-02193P

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 30, 2022.

### Personal Representative: ERIKA SANCHEZ

11624 Leda Ln New Port Richey, Florida 34654 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq FBN: 883591. 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmklaw.com Secondary Email: transcribe123@gmail.com Dec. 30, 2022; Jan. 6, 2023

We publish all Public sale, Estate & Courtrelated notices

 We offer an online payment portal for easy credit card payment

- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@ businessobserverfl.com



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Call: (941) 362-4848 or go to: www.businessobserverfl.com

22-02196F

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO .:

2022CA000504CAAXWS PHH MORTGAGE CORPORATION,

### Plaintiff, VS DANIEL P. HALL; UNKNOWN SPOUSE OF DANIEL P. HALL; LONGLEAF NEIGHBORHOOD ASSOCIATION, INC.: UNKNOWN TENANT #1; UNKNOWN #2;

**Defendant**(**s**). NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on October 27, 2022 in Civil Case No. 2022CA000504CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPO-RATION is the Plaintiff, and DANIEL P. HALL and LONGLEAF NEIGH-BORHOOD ASSOCIATION, INC. 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 January 30, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 1, LONGLEAF, PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 37, PAGES 140 THROUGH 147 INCLUSIVE, 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 DISABILI-TIES ACT: IF YOU ARE A PERSON

### NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA002754CAAXWS

LONGBRIDGE FINANCIAL, 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 LEO E. JACKSON,

## DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS, EES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LEO E. JACKSON, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 137 OF SHADOW LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 26-27, OF THE PUBLIC RECORDS OF

SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION 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 HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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.

WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER

TO PARTICIPATE IN THIS PRO-

CEEDING, YOU ARE ENTITLED, AT

NO COST TO YOU, TO THE PROVI-

Dated this 21st day of December, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/Hollis Hamilton, Esq. FBN: 91132 Digitally signed by Hollis Hamilton Date: 2022-12-20 16:31:20 FBN: 91132 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5689B Dec. 30, 2022; Jan. 6, 2023 22-02190P

# FIRST INSERTION

ten defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 01/30/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 28th day of December, 2022.

CLERK OF THE CIRCUIT COURT BY: /s/ Y. Amburgey DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION File No. 51-22-CP-2051-WS IN RE: ESTATE OF DOUGLAS J. GAY aka DOUGLAS JEFFREY GAY 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 Douglas J. Gay aka Douglas Jeffrey Gay, deceased, File Number 51-22-CP-2051-WS: by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was November 3, 2022; that the total value of the estate is \$39,700 and that the names and addresses of those to whom it has been assigned by such order are:

- NAME Karen L. Hamilton
- ADDRESS 11833 Carissa Lane New Port Richey, FL 34654 Martin K. Gay
- 686 Roosevelt Street

Port Townsend, WA 98368 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 Adminis-tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER NOTWITHSTANDING BARRED. 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 December 30, 2022.

Person Giving Notice: Karen L. Hamilton 11833 Carissa Lane New Port Richey, FL 34654 Attorney for Person Giving Notice: David C. Gilmore, Esquire dcg@davidgilmorelaw.com karen@davidgilmorelaw.com 11169 Trinity Blvd. Trinity, Florida 34655 (727) 849 - 2296F.B.N. 323111 Dec. 30, 2022; Jan. 6, 2023 22-02198P

# FIRST INSERTION

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

CASE NO .: 2018-CA-001279

VILLAGE CAPITAL & INVESTMENT, LLC Plaintiff(s), vs. JAMES MICHAEL WALTERS, JR.; JACKIE LYNN WALTERS; CONNIELYN ANN WALTERS; MARIANNE ELIZABETH LATTIMORE A/K/A MARIANNE LATTIMORE; ROBIN JEANETTE WALTERS; REBECCA ELIZABETH WALTERS; THE ESTATE OF JAMES M. WALTERS; THE ESTATE OF LYNN A. WALTERS; UNKNOWN GUARDIAN OF VALERIE PAM WALTERS: UNKNOWN GUARDIAN OF UNKNOWN HEIRS AND UNKNOWN PARTIES, INCLUDING, IF ANY DEFENDANT IS DECEASED, ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES M. WALTERS AND LYNN A. WALTERS, AND THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST. TRUSTEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS; MILLWOOD VILLAGE AT BEACON WOODS EAST ASSOCIATION, INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; BEACON WOODS EAST RECREATION ASSOCIATION, INC. **Defendant(s).** TO: REBECCA ELIZABETH WAL-

FIRST INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1287-WS IN RE: ESTATE OF MARY E. PENALVER

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 MARY E. PENALVER, deceased, File Number 51-2022-CP-1287-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654: that the decedent's date of death was May 17, 2022; that the total value of the estate is approximately \$1,747.45 and that the names and addresses of those to whom it has been assigned by such order are:

Name EVELYN L. BARKS Address

7910 Noisette Lane New Port Richey, FL 34654 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 30, 2022.

Person Giving Notice: /s/ Evelvn L. Barks **EVELYN L. BARKS** 7910 Noisette Lane New Port Richey, Florida 34654 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 NEW PORT RICHEY, FL 34654 E-Mail: peytonlaw@yahoo.com Dec. 30, 2022; Jan. 6, 2023 22-02201P

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County,

Florida, to foreclose certain real property described as follows: Lot 7, Block 1, Millwood Village, according to the map or plat thereof, as recorded in Plat Book 26, at Pages 86-90, of the Public Records of Pasco County,

Florida. Property address: 8404 Millwood Drive, Hudson, FL 34667 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service attorney or 1mm Plaintiff's

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-001194WS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A OUICKEN LOANS INC., Plaintiff, vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY. THROUGH, UNDER, AND AGAINST THE ESTATE OF RALPH **R. STEELE, WHETHER SAID** UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS, DEVISEES, GRANTÉES, OR OTHER CLAIMANTS, et al., Defendants. To: SCOTT K. THURLOUGH

- 7160 LENAPE CIRCLE, NEW PORT RICHEY, FL 34653
- UNKNOWN SPOUSE OF SCOTT K. THURLOUGH
- 7160 LENAPE CIRCLE,
- NEW PORT RICHEY, FL 34653 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 31, WOODLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORD-ED IN PLAT BOOK 8, PAGE 70 AND 71, 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

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

FLORIDA CASE NO.: 2022-CA-002812 FLAGSTAR BANK, FSB,

Plaintiff, v. MARLENE E. LEE, et al.,

**Defendants.** TO: Marlene E. Lee

New Port Richey, FL 34653 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

The South 1/2 of Lots 7 and 8, Block 68, CITY OF NEW PORT RICHEY, according to the map or plat thereof as recorded in Plat Book 4, Page 49, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme-

# FIRST INSERTION

FL 32801 and file the original with the Clerk of the above- styled Court on or before 01/30/2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Court on the 28th day of December, 2022

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Y. Amburgey Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 7094196 22-00259-1 Dec. 30, 2022; Jan. 6, 2023 22-02206P

# FIRST INSERTION

diately thereafter; or a default will be entered against you for the relief demanded in the complaint. 01/30/2023

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 28th day of December, 2022.

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida By: /s/ Y. Amburgey DEPUTY CLERK Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Dec. 30, 2022; Jan. 6, 2023

22-02205P

# FIRST INSERTION

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

THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 49, PAGES 63-89, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

7317 Little Road Telephone: (727) 848-5997 Fax: (727) 848-4072 Secondary E-Mail: peytonlaw2@gmail.com

PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-

22-048789 Dec. 30, 2022; Jan. 6, 2023 22-02204P



# **Email your Legal Notice**

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TERS LAST KNOWN ADDRESS: 8404 MILLWOOD DRIVE, HUDSON, FL 34667

thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. 01/30/2023

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 the 28th day of December, 2022

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Y. Amburgey Deputy Clerk

Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attomey@padgettlawgroup.com TDP File No. 20-008020-1 Dec. 30, 2022; Jan. 6, 2023 22-02211P

#### GENERAL JURISDICTION DIVISION

### CASE NO. 2021CA000932CAAXES U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-1. ASSET-BACKED SECURITIES, TMTS SERIES 2006-1, Plaintiff, vs. THOMAS R MATHEN, et al.,

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 31, 2022 in Civil Case No. 2021CA000932CAAX-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TER-WIN MORTGAGE TRUST 2006-1, ASSET-BACKED SECURITIES, TMTS SERIES 2006-1 is Plaintiff and THOM-AS R MATHEN, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in ac cordance with Chapter 45. Florida Statutes on the 30th day of January, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 31, BLOCK F, WILDER-NESS LAKE PRESERVE PHASE II, ACCORDING TO

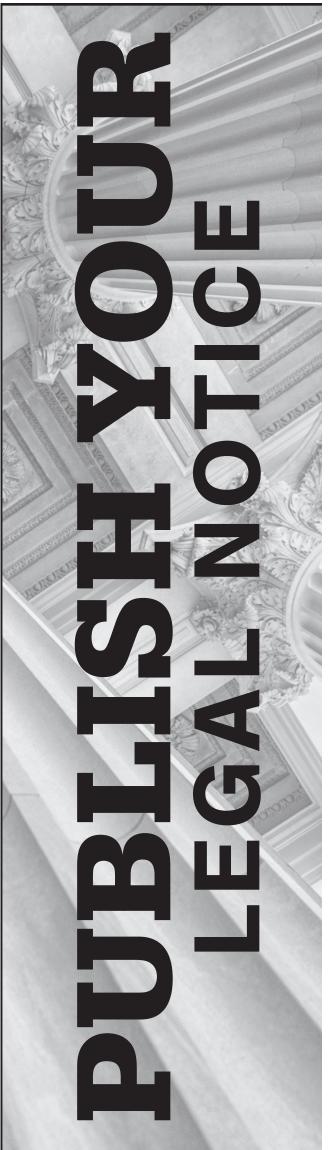
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

s/ Sara Collins Sara B. Collins, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 053992 7106281 Dec. 30, 2022; Jan. 6, 2023 22-02194P

<sup>6340</sup> Harrison Street New Port Richey, FL 34653 Unknown Spouse of Marlene E. Lee 6340 Harrison Street





# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2019-CA-003231-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY A. LILLY AKA DOROTHY ANN LILLY, DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS,

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA ANN FLOYD A/K/A TRACY FLOYD, DECEASED, AS PO-TENTIAL HEIR OF THE ESTATE OF DOROTHY A. LILLY AKA DOROTHY ANN LILLY, DECEASED 4520 IRIS DR

NEW PORT RICHEY, FL 34652 UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ES-TATE OF RICHARD ALAN COOK, DECEASED, AS POTENTIAL HEIR OF THE ESTATE OF DOROTHY A. LILLY AKA DOROTHY ANN LILLY, DECEASED

4520 IRIS DR NEW PORT RICHEY, FL 34652

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 15, EASTBURY GAR-

LOT 15, EASTBURY GAR-DENS, UNIT ONE, ACCORD- ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you, and you

are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before 01/30/2023; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

# IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654-, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 28th day of December, 2022

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of said Court (SEAL) By: Y. Amburgey

As Deputy Clerk Greenspoon Marder, LLP, Default Department, Attorney for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 (954) 491-1120 gmforeclosure@gm1aw.com (36615.0288) Dec. 30, 2022; Jan. 6, 2023 22-02212P

# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY CASE NO. 2022CA002368CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

### Plaintiff, vs. KAITLIN NICOLE CARL, et. al., Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ES-TATE OF REBA JOYCE MCHENRY A/K/A REBA J. THOMAS A/K/A REBA J. CARROLL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: COMMENCE AT THE NORTH-EAST CORNER OF TRACT 4, SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COM-PANY LANDS, AS PER MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN WEST 246.75 FEET FOR A POINT OF BEGIN-NING; THENCE RUN SOUTH 208.75:FEET, THENCE RUN WEST 122.75 FEET; THENCE RUN NORTH 208.75 FEET, THENCE EAST 122.75 FEET TO THE POINT OF BEGINNING. LESS THAT PORTION INCLUD-ED IN STATE ROAD RIGHT OF WAY has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose

address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 01/30/2023, a date which is within thirty (30) days after the first publication of this Notice in the The Business Observer (Hillsborough/Pasco) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court on this 28th day of December, 2022.

> Clerk of the Court (SEAL) By Y. Amburgey As Deputy Clerk

As Deputy Clerk MCCALLA RAYMER LEIBERT 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. 2022CA001867CAAXWS

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. A MILLSTREAM LLC, et al., Defendents

**Defendants.** To the following Defendant(s):

A MILLSTREAM LLC 11443 CHALLENGER AVENUE, ODESSA, FL 33556

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal

property described as follows, to-wit: LOT 21, RIVER PARKWAY SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 88, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA. has been filed against you and you are required to 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 01/30/2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief delpanded in the Complaint.

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

Court on this 28th day of December, 2022. CLERK OF THE CIRCUIT COURT

As Clerk of the Court BY: /s/ Y. Amburgey Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 7094861 22-00609-1 Dec. 30, 2022; Jan. 6, 2023 22-02209P



PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 7094046 22-00305-1 Dec. 30, 2022; Jan. 6, 2023 22-02210P



# **Bill 35?** HB 35 is the legal/public notice bill

Signed by Governor DeSantis on May 7, 2021. This bill went into effect on Jan. 1, 2022. There are additional changes in the bill that are not effective until Jan. 1, 2024.

### VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

# **Email your Legal Notice**

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

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- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

# or email legal@businessobserverfl.com

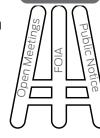


LV 20878\_V 15

# 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





Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states



**BUSINESS OBSERVER** 



# 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



We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





# **Citizens continue** to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

# Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



# ypes Of Public Notices

# Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



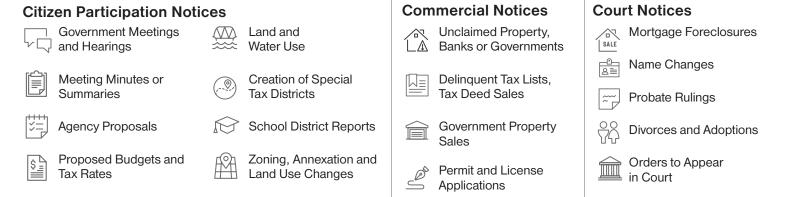
# Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

# Governments aren't very good at publishing information on the internet.

Grade	F
	_

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



# 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

# ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



# **1. Accessible**

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



**Commercial Notices** 



# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

# SUBSEQUENT INSERTIONS

### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File #51-2022CP001735CPAXWS IN RE: ESTATE OF JOANNE ROSE HALCISAK a/k/a Joanne R. Halcisak, a/k/a Joanne Halcisak, Deceased.

The administration of the estate of JOANNE ROSE HALCISAK a/k/a Joanne R. Halcizak a/k/a Joanne Halcisak, deceased, whose date of death was September 07, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The name and address of the Personal Representative and the Personal Representative's attorney, is set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED The date of first publication of this

notice is December 23, 2022. ATTORNEY FOR PERSONAL REPRESENTATIVE THOMAS JO-SEPH HALCISAK /s/ Steven Meiller STEVEN MEILLER, ESQ. Florida Bar No. 0846340 12000 US Highway 19 Hudson, FL 34667 Email: steveslad@gmail.com Telephone: (727) 869-9007 December 23, 30, 2022 22-02173P

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512022CP001908CPAXWS Division I/J IN RE: ESTATE OF MICHAEL RUDNIKEVICH Deceased.

The administration of the estate of MI-CHAEL RUDNIKEVICH, deceased, whose date of death was September 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001868 Division A IN RE: ESTATE OF SHARON K. KLIMA Deceased. The administration of the estate of

SECOND INSERTION

Sharon K. Klima, deceased, whose date of death was June 1, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 23, 2022.

Personal Representative: /s/ Jay J. Klima Jay J. Klima 80 14 Arbor Drive Nashville-Davidson, Tennessee 37221 Attorney for Personal Representative:

/s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMP A BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com December 23, 30, 2022 22-02162P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-001576-CPAXWS **Division Probate** IN RE: ESTATE OF BETTY M. FLYNN Deceased.

The administration of the estate of Betty M. Flynn, deceased, whose date of death was April 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1970 IN RE: ESTATE OF DOUGLAS J. SCHLIEDER, Deceased.

The administration of the estate of DOUGLAS J. SCHLIEDER, deceased, whose date of death was November 14, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

/s/ Diane S. Davis DIANE S. DAVIS Personal Representative 7700 Blue Ridge Circle Charlotte, NC 28270 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 December 23, 30, 2022 22-02163P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022-CA-2818 CGD REAL INVESTMENTS CORP.,

Plaintiff, v. JAMES F. COX III and PASCO COUNTY CLERK OF THE CIRCUIT COURT,

**Defendants.** To JAMES F. COX III:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

RIDGE CREST GARDENS PB 12 PG 4 LOT 74 More commonly known as: 8714 Robilina Road.

Port Richey, FL 34668 13400 Sutton Park Dr. S., Suite 1204,

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

2022-CP-000604-CP-AXWS IN RE: ESTATE OF DAVID H. DOERR, a/k/a David Doerr, Deceased.

The administration of the Estate of David H. Doerr, deceased, whose date of death was August 23, 2021, 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 de-mands against decedent's Estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED The date of first publication of this notice is December 23, 2022.

**Personal Representative:** Jennifer Susan Anderson 30 Tara Drive

East Stroudsburg, Pennsylvania 18301 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 December 23, 30, 2022 22-02166P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-22-CP-1463 IN RE: ESTATE OF DOLORES ANN GOULD

Deceased The administration of the estate of Dolores Ann Gould, deceased, whose date of death was January 26, 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.

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

# SECOND INSERTION

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

FLORIDA CASE NO.: 2022-CA-002353 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, v. DAVID COX, JR. A/K/A DAVID P.

COX JR., et al., Defendants.

TO: Robert Bello, Jr.

13241 Strafish Drive

Port Richey, FL 34667

Unknown Spouse of Roberto Bello, Jr. 13241 Starfish Drive

Port Richey, FL 34667

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 618, THE LAKES, UNIT

FIVE, according to the map or plat therof as recorded in Plat Book 18, Page 89, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 1-23-23 first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2022CA001060CAAXES

**REVERSE MORTGAGE FUNDING** 

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

IN THE ESTATE OF MICHAEL

STATES OF AMERICA, ACTING

OF HOUSING AND URBAN

DEVELOPMENT, et al.

Defendant(s).

WHO MAY CLAIM AN INTEREST

GARDINER, DECEASED; UNITED

ON BEHALF OF THE SECRETARY

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dat-

ed November 17, 2022, and entered in

2022CA001060CAAXES of the Circuit

Court of the SIXTH Judicial Circuit in

and for Pasco County, Florida, wherein

REVERSE MORTGAGE FUND-ING LLC is the Plaintiff and THE

UNKNOWN HEIRS, BENEFICIA-

RIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF MICHAEL GARDINER,

DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-

ING AND URBAN DEVELOPMENT

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.realfore-

close.com, at 11:00 AM, on January 17,

2023, the following described property

as set forth in said Final Judgment, to

THAT PART OF THE SOUTH-

WEST 1/4 OF SECTION 14.

TOWNSHIP 26 SOUTH RANGE

EAST, PASCO COUNTY,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

LLC.

Plaintiff, vs.

or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 21 day of December, 2022.

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida By: /s/ Patty Hoogewind DEPUTY CLERK Anthony R. Smith, Esquire Plaintiff's attorney

Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 December 23, 30, 2022 22-02185P

SECOND INSERTION

NING LYING IN THE WEST-ERLY RIGHT OF WAY LINE OF MITCHELL ROAD; THENCE RUN SOUTH 01° 51' 47" E, 142.86 FEET; THENCE S 43° 17' 33" E, 71.57 FEET; THENCE S 89° 48' 25" W, 264.99 FEET; THENCE N 00° 16' 15" W, 195.0 FEET TO THE NORTH LINE OF SAID SW 1/4 OF SW 1/4 OF SECTION 14; THENCE N 89° 47' 59" E, 221.48 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY 20 FEET THEREOF. Property Address: 20118 MIL-

LET LANE, 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.

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 15 day of December, 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\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 22-021598 - KeD December 23, 30, 2022 22-02170P

NOTWITHSTANDING THE TIME The date of first publication of this notice is: December 23, 2022.

Signed on this 17th day of November,

2022./s/ Wayne R. Coulter

Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com

SECOND INSERTION

has been filed by Plaintiff, CGD REAL INVESTMENTS CORP, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq.,

### THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 23, 2022.

# Personal Representative: ALEXANDRA ARCHER

357 Park Street Victoria Harbour, Ontario Canada L0K2A Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com December 23, 30, 2022 22-02179P THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 23, 2022. Personal Representative: Kayla Ayres 1270 Penbroke Trail Dayton, Ohio 45459 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 Beil & Hay, PA 12300 US Hwy 19

Hudson, Florida 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: webmaster@beilandhay.com Secondary E-Mail:

elbeil@beilandhay.com December 23, 30, 2022 22-02175P

Jacksonville, FL 32224, (904)620-9545 on or before 1-23-23 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Witness my hand and the seal of this

court on this 21 day of December, 2022. Clerk of the Circuit Court (SEAL) By: /s/ Patty Hoogewind Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 December 23, 30, 2022 22-02187P OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 23, 2022. Personal Representative:

Charles L. Gould, Jr. 582 Sunrise Dr. Leechburg, Pennsylvania 15656 Attorney for Personal Representative: N. Michael Kouskoutis, Esq. Florida Bar Number: 883591 623 E. Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 937-5453 E-Mail: nmk@nmklaw.com Secondary E-Mail: transcribe123@gmail.com

December 23, 30, 2022 22-02186P

FLORIDA, DESCRIBED AS FOL-LOWS:

wit:

18

FROM THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 14, TOWN-SHIP 26 S, RANGE 18 E, RUN SOUTH 89° 47' 59" W, 435.74 FEET ALONG THE NORTH LINE OF THE SAID SW 1/4 OF THE SW 1/4 OF SAID SECTION 14 FOR A POINT OF BEGIN-NING, SAID POINT OF BEGIN-



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

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

### VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILENO: 512022CP001789CPAXWS IN RE: ESTATE OF ANTHONY LAWRENCE RANDICH,

# Deceased.

The administration of the estate of ANTHONY LAWRENCE RANDICH, deceased, File Number 512022CP-001789CPAXWS is pending in the Probate Court, Pasco County, Florida, the address of which is:

Clerk of Court

Probate Division

Robert D. Sumner Judicial Center 38053 Live Oak Avenue, Suite 207 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 de-mands against the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE MONTHS (3) 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 YEARS (2) OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is December 23, 2022. /s/ Taylor Whitley Randich TAYLOR WHITLEY RANDICH Personal Representative 07/01/2022 Date /s/ Angela M. Tormey

ANGELA M. TORMEY, ESQUIRE Ally Legal, P.A. Attorney for Petitioner Florida Bar Number: 1010466 5476 Lithia Pinecrest Road Lithia, Florida 33547 Telephone: (813) 445-8178 E-Mail: angela@allylegalfl.com Secondary E-Mail: assistant@allylegalfl.com12/20/22 Date December 23, 30, 2022 22-02184P

### SECOND INSERTION NOTICE TO CREDITORS **RE: GERALDINE KAGEY,** Deceased

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

The above-named Decedent, established a Living Trust, entitled BILLY & GERALDINE KAGEY LIVING TRUST Dated JULY 27, 2000. 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 de-mands 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-000016 Division: I IN RE: ESTATE OF LEE ROY SHAFER Deceased.

The administration of the estate of Lee Roy Shafer, deceased, whose date of death was September 22, 2021, 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, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 23, 2022.

Personal Representative: /s/ Emma Lee Grace Curry Emma Lee Grace Curry

12296 Foothill Street Spring Hill, Florida 34609 Attorney for Personal Representative: /s/ Robert S. Walton Robert S. Walton Attorney for Personal Representative Florida Bar Number: 92129 Law Offices of Robert S. Walton, PL 1304 S. De Soto Avenue, Suite 303 Tampa, Florida 33606 Telephone: (813) 434-1960 Fax: (813) 200-9637 E-Mail: rob@attorneywalton.com Secondary E-Mail:  $eservice \dot{@} attorney walton.com$ December 23, 30, 2022 22-02180P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1811-WS IN RE: ESTATE OF DORIS JEANETTE MARATEA a/k/a DORIS J. MARATEA Deceased.

The administration of the estate of DORIS JEANETTE MARATEA a/k/a DORIS J. MARATEA, deceased, whose date of death was August 21, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richev, 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

SECOND INSERTION NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION UCN: 512022CP001383CPAXWS File# 2022CP001383CPAXWS IN RE: ESTATE OF

#### WILLIAM KRAEMER, 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 WILLIAM KRAEMER, deceased, File Number UCN:512022CP001383CPAXWS; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Dade City, Florida 33525; that the decedent's date of death was April 8, 2022: that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Creditors: None Beneficiaries: PAUL KRAEMER Address 2507 Marshall Avenue North Bellmore, NY 11710 ERIC KRAEMER Address 163 Thomas Powell Blvd. Farmingdale, NY 11735 ALL INTERESTED PERSONS ARE

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

The date of first publication of this Notice is December 23, 2022. Person Giving Notice: /s/Paul Kraemer PAUL KRAEMER

2507 Marshall Avenue North Bellmore, NY 11710 /s/Eric Kraemer ERIC KRAEMER 163 Thomas Powell Blvd. Farmingdale, NY 11735 Attorney for Person Giving Notice: /s/Danielle McManus Noble Danielle McManus Noble Attorney for Petitioners Florida Bar No. 119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@ mcmanusestateplanning.com lawoffice@ mcmanusestateplanning.com December 23, 30, 2022 22-02172P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT. STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION

FILE NO.: 51-2022-CP-001699-CPAXWS IN RE: ESTATE OF ESTATE OF JEAN H. LONERGAN

### Deceased. The administration of the estate of

JEAN H. LONERGAN, deceased, whose date of death was March 4, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 51-2022-CP-001699; 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 de-mands 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 WITH-IN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER 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 FOREV-ER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS December 23, 2022. Petitioner

LONERGAN 1016 Friendship Ln. Lutz, FL 33548 Primary E-mail: December 23, 30, 2022 22-02167P

# SECOND INSERTION

**RE-NOTICE OF** FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2019CA000728CAAXES BANK OF AMERICA, N.A.

Plaintiff(s), vs. ORLANDO OSSORIO; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT. pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 22, 2022 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45. Florida Stat utes on the 23rd day of January, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 89. COUNTRY WALK SUBDIVISION, INCREMENT B, PHASE 1, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 55, PAGES 12 - 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY SUBSEQUENT AMENDMENTS TO THE AFORESAID. Property address: 30750 Pumpkin Ridge Drive, Wesley Chapel, FL 33543 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

ties. AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PER-SON 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 CER-TAIN ASSISTANCE. PLEASE CON-TACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERN-MENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED AP-PEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DIS-ABILITIES NEEDING TRANSPOR-TATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff December 23, 30, 2022 22-02178P

# SECOND INSERTION

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

CASE NO.: 2022-CA-002654 MATRIX FINANCIAL SERVICES CORPORATION,

# Plaintiff, v. GREG MASTERS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GAYLE L. MASTERS, et al..

Defendants.

TO: Hunter Feazel 3641 Laurel Lee Boulevard

Pace, FL 32571 Unknown Heir, Beneficiary and Devisee 1 of the Estate of Gayle L.

Masters, Deceased

7309 Janczlik Dr

New Port Richey, FL 34652 Unknown Spouse of Amy R. Fitzgerald 410 S Woodlands Dr

Oldsmar, FL 34677 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property in Pasco County, Florida:

Lots 3, 4 and 5, Janczlik Sub-division, according to the map or plat thereof, as recorded in Plat Book 10, Page 129, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park,

FL 32789, on or before thirty (30) days from the date of 1-23-23 first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this day of DEC 20, 2022.

Nikki Alvarez-Sowles, Esq as Clerk of the Circuit Court of Pasco County, Florida By: /s/ Patty Hoogewind DEPUTY CLERK

Anthony R. Smith, Esquire Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave. Suite 430 Winter Park, FL 32789 December 23, 30, 2022 22-02182P

# SECOND INSERTION

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

DIVISION CASE NO. 2022CA000603CAAXWS MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. SUCCESSOR BY MERGER TO MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. ANDREW CAMPBELL, AS

PERSONAL REPRESENTATIVE FOR THE ESTATE OF GISELA CAMPBELL, DECEASED, et. al. Defendant(s). TO: W. ROLAND CAMPBELL, whose

residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 38, HERITAGE PINES VIL-LAGE 13, ACCORDING TO THE MPA OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE(S) 123, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100. Boca Raton. Florida 33487 on or before 1-23-23/ (30 days from Date of First Publica-

tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 16 day of December. 2022.

CLERK OF THE CIRCUIT COURT BY: /s/ Patty Hoogewind DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-104991 December 23, 30, 2022 22-02174P

## SECOND INSERTION

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

Florida A/K/A: 4732 Mapletree Loop, Wesley Chapel, FL 33544 A PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE

Secondary E-Mail: kris@linslawgroup.com ments required to be served on the par-

Suite 160-N

mike@linslawgroup.com

BRENDAN CAMPBELL

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., Tampa, FL 33618 Ph. (813) 386-5768

**REBECCA WILSON, Trustee** 8799 Quarry Rd, Manassas, VA 20110 571-217-7859 December 23, 30, 2022 22-02171P



legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 23, 2022.

#### Personal Representative: /s/ Thomas R. Maratea THOMAS R. MARATEA

121 Camden Crossing Madison, Mississippi 39110 Attorney for Personal Representative: /s/ Donald R. Peyton DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com December 23, 30, 2022 22-02183P



FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022-CC-002276 WESTBROOK ESTATES HOMEOWNERS ASSOCIATION. INC., A FLORIDA NOT FOR **PROFIT CORPORATION,** PLAINTIFF, V. WILLIAM HANCOCK, ET AL.,

# DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 2, 2022, and entered in Case No. 2022-CC-002276 of the COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein WESTBROOK ESTATES HOME-OWNERS ASSOCIATION, INC. is Plaintiff, and WILLIAM HANCOCK: UNKNOWN SPOUSE OF WILLIAM HANCOCK; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are Defendants, Nikki Alvarez-Sowles, Pasco County Clerk of Court, will sell to the highest and best bidder for cash:

] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 18th day of January, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 2, Block 11, SADDLE-BROOK VILLAGE WEST UNITS 3A AND 3B, according to the map or plat thereof, as recorded in Plat Book 46, Page 74 through 85, inclusive, of the Public Records of Pasco County,

SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing im-paired 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. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Tower Place 1511 N. Westshore Blvd., Suite 1000 Tampa, FL 33607 Primary: cofoservicemail@beckerlawyers.com BY: /s/ Carolyn C. Meadows Carolyn C. Meadows Florida Bar #92888 22761574v.1 W22532/410181 December 23, 30, 2022 22-02161P