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**FIRST INSERTION**  
NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
PASCO COUNTY, FLORIDA  
CASE NO: 22-CC-3886  
**THE VERANDAHS AT PASCO  
COMMUNITY ASSOCIATION, INC.**  
a Florida not-for-profit corporation,  
Plaintiff, vs.  
**SCOTT M. FUTTERMAN and ANY  
UNKNOWN OCCUPANTS IN  
POSSESSION.**  
**Defendants.**  
NOTICE IS HEREBY GIVEN that,  
pursuant to the Summary Final  
Judgment in this cause, in the County  
Court of Pasco County, Florida, I will  
sell all the property situated in Pasco  
County, Florida described as:  
Lot 271, VERANDAHS, accord-  
ing to the plat thereof, as recorded in  
Plat Book 56, page 64, of the  
Public Records of Pasco County,  
Florida. With the following street  
address: 12611 Chenwood Avenue,  
Hudson, Florida, 34669.  
at public sale, to the highest and best  
bidder, for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 A.M. on March 23,  
2023.  
Any person claiming an interest in  
the surplus from the sale, if any, must  
file a claim with the Clerk no later than  
the date that the Clerk reports the funds  
as unclaimed.  
If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Public Information  
Dept., Pasco County Government Cen-  
ter, 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 notifi-  
cation 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 trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion services.  
Dated this 23rd day of February,  
2023.  
NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK AND COMPTROLLER  
s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff The Verandahs at  
Pasco Community Association, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
March 3, 10, 2023 23-00294P

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512022CP001831CPAXWS  
Division Probate  
IN RE: ESTATE OF  
LLOYD GERALD CAMPBELL  
Deceased.  
The administration of the estate of  
Lloyd Gerald Campbell, deceased,  
whose date of death was October 12,  
2022, is pending in the Circuit Court  
for Pasco County, Florida, Probate Divi-  
sion, the address of which is 7530 Little  
Rd, New Port Richey, FL 34654. The  
names and addresses of the personal  
representative and the personal rep-  
resentative's attorney are set forth below.  
All creditors of the decedent and other  
persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
All other creditors of the decedent  
and other persons having claims or  
demands against decedent's estate  
must file their claims with this court  
WITHIN 3 MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.  
NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
The date of first publication of this  
notice is March 3, 2023.  
**Personal Representative:**  
s/ Robert C. Burnette  
**Robert C. Burnette, Esquire**  
Attorney for Personal Representative:  
s/ Robert C Burnette  
Robert C Burnette, Attorney  
Florida Bar Number: 0159816  
5710 Gall Boulevard, Suite C  
Zephyrhills, FL 33542  
Telephone: (813) 788-6800  
Fax: (813) 322-3588  
E-Mail: [rcburnettepa@gmail.com](mailto:rcburnettepa@gmail.com)  
March 3, 10, 2023 23-00301P

**FIRST INSERTION**  
NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2023-CP-000015-WS  
IN RE: ESTATE OF  
NELSON CORREA PEREZ  
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 NELSON COR-  
REA PEREZ, deceased, File Number  
51-2023-CP-000015-WS by the Circuit  
Court for PASCO County, Florida, Pro-  
bate Division, the address of which is  
7530 Little Road, New Port Richey, FL  
34654; that the decedent's date of death  
was July 30, 2022; that the total value  
of the estate is an estimated \$17,573.17  
and that the names and addresses of  
those to whom it has been assigned by  
such order are:  
Name  
FRANCES PEREZ  
Address  
9555 ROLLING CIRCLE  
SAN ANTONIO, FL 33576  
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 March 3, 2023.  
**Person Giving Notice:**  
s/ Frances Perez  
**FRANCES PEREZ**  
9555 ROLLING CIRCLE  
SAN ANTONIO, Florida 33576  
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](mailto:peytonlaw@yahoo.com)  
Secondary E-Mail:  
[peytonlaw2@gmail.com](mailto:peytonlaw2@gmail.com)  
March 3, 10, 2023 23-00306P

**FIRST INSERTION**  
NOTICE OF ACTION  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY, FLORIDA  
CASE NO: 23-CC-123  
TIMBER OAKS FAIRWAY  
VILLAS CONDOMINIUM IV  
ASSOCIATION, INC., a Florida not-  
for-profit corporation,  
Plaintiff, vs.  
ESTATE OF VICTOR R. POLLARD,  
ANY AND ALL UNKNOWN HEIRS,  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT and  
ANY UNKNOWN OCCUPANTS IN  
POSSESSION,  
Defendants.  
TO: ESTATE OF VICTOR R. POL-  
LARD and ANY AND ALL UN-  
KNOWN HEIRS  
YOU ARE NOTIFIED that an ac-  
tion to enforce and foreclose a Claim  
of Lien for condominium assessments  
and to foreclose any claims which are  
inferior to the right, title and inter-  
est of the Plaintiff, TIMBER OAKS  
FAIRWAY VILLAS CONDOMINI-  
UM IV ASSOCIATION, INC., herein  
in the following described property:  
Unit 35-A, TIMBER OAKS FAIR-  
WAY VILLAS, CONDOMINIUM  
IV, according to the Declaration of  
Condominium thereof, and a per-  
centage in the common elements

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-248  
IN RE: ESTATE OF  
WANDA JOYCE CHAPEL, aka  
WANDA JOYCE ASHER CHAPEL  
Deceased.  
The administration of the estate of  
WANDA JOYCE CHAPEL, also known  
as WANDA JOYCE ASHER CHAPEL,  
deceased, whose date of death was  
January 29, 2023, is pending in the Circuit  
Court for Pasco County, Florida, Pro-  
bate 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.  
NOTWITHSTANDING THE  
TIME PERIOD SET FORTH  
ABOVE, ANY CLAIM FILED TWO  
(2) YEARS OR MORE AFTER THE  
DECEDENT'S DATE OF DEATH IS  
BARRED.  
The date of first publication of this  
notice is: March 3, 2023.  
Signed on this 13th day of February,  
2023.  
s/ Larry J. Thomas  
**LARRY J. THOMAS**  
Personal Representative  
4456 Rudder Way  
New Port Richey, FL 34652  
s/ Wayne R. Coulter  
Wayne R. Coulter  
Attorney for Personal Representative  
Florida Bar No. 114585  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email: [info@delzercoulter.com](mailto:info@delzercoulter.com)  
March 3, 10, 2023 23-00295P

**FIRST INSERTION**  
appurtenant thereto, as recorded  
in O.R. Book 997, Page 1015, and  
subsequent amendments thereto,  
and as recorded in Plat Book 17,  
Pages 12-15, of the Public Records  
of Pasco County, Florida. With  
the following street address: 8131  
Bugle Court, Unit 1, Port Richey,  
Florida, 34668  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, on Stephan C. Nikoloff,  
Esquire, of Greenberg, Nikoloff, P.A.,  
whose address is 1964 Bayshore Blvd.,  
Dunedin, FL, 34698, within thirty (30)  
days after the first publication of this  
Notice in the Business Observer, and  
file the original with the Clerk of this  
Court either before service on Plaintiff's  
attorney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-  
plaint. 03-03-2023 03-10-2023  
WITNESS my hand and the seal  
of this Court on 23rd day of February  
2023.  
Nikki Alvarez-Sowles, Esquire  
Clerk and Comptroller  
(SEAL) By: s/ Brooklyn Horner  
Deputy Clerk  
Greenberg Nikoloff P.A.  
1964 Bayshore Blvd., Suite A  
Dunedin, FL 34698  
(727) 738-1100  
March 3, 10, 2023 23-00292P

**SUBSEQUENT INSERTIONS**

**SECOND INSERTION**  
NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO. 2022-CC-003935  
**LAKE BERNADETTE  
COMMUNITY ASSOCIATION, INC.**  
Plaintiff, vs.  
**JOHN VANEE AND LINDA  
JARRETT, UNKNOWN TENANT  
#1, UNKNOWN TENANT #2, AND  
ALL OTHER PERSONS IN  
POSSESSION OF THE  
SUBJECT REAL PROPERTY  
WHOSE NAMES ARE  
UNCERTAIN,**  
Defendants.  
Notice is hereby given that pursuant to  
the Final Judgment of Foreclosure in  
the above-captioned action, I will sell  
the property situated in Pasco County,  
Florida, described as:  
Lot 17, Block 4, EPPING FOR-  
EST AT LAKE BERNADETTE,  
according to plat thereof as re-  
corded in Plat Book 28, Page 129,  
of the Public Records of Pasco  
County, Florida.  
at public sale, to the high-  
est and best bidder for cash, at  
[www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00  
a.m., on the 22nd day of March, 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 ADA Coordinator; 14250  
49th Street North, Clearwater, Florida  
33762 (727) 453-7163 at least 7 days be-  
fore your scheduled court appearance,  
or immediately upon receiving this no-  
tification of the time before the sched-  
uled appearance is less than 7 days. If  
you are hearing or voice impaired, call  
711.  
DATED this 17th day of February,  
2023.  
FRISCIA & ROSS, P.A.  
s/ Brenton J. Ross  
Brenton J. Ross, Esquire  
Florida Bar #0012798  
5550 W. Executive Drive,  
Suite 250  
Tampa, Florida 33609  
(813) 286-0888 /  
(813) 286-0111 (FAX)  
Attorneys for Plaintiff  
Feb. 24; Mar. 3, 2023 23-00267P

**FOURTH INSERTION**  
NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
JUDICIAL CIRCUIT IN AND FOR  
PASCO COUNTY, FLORIDA  
FAMILY LAW DIVISION  
CASE NO.:  
512022DR003950DRAXES  
**MELINDA KNIGHT and AARON  
KNIGHT, husband and wife,**  
Petitioners, vs.  
**TIFFANY HILLMAN, biological  
mother, KEIFER HOBBY, SR.,  
biological father, and ANGELA  
HOBBY, permanent guardian**  
Respondents.  
TO: TIFFANY HILLMAN  
38319 State Road 575  
Dade City, Florida 33523  
ANGELA HOBBY  
13625 10th Street  
Dade City FL 33525  
KIEFER HOBBY, SR.  
21107 Durdan Rd  
Dade City, FL 33523  
YOU ARE NOTIFIED that an ac-  
tion for Petition for Temporary Custody  
of a Minor Child by a Family  
Member has been filed against you  
and that you may serve a copy of your  
written defenses, if any, by filing the  
original with the Clerk of Court at  
Pasco County Clerk of Court, 7530

**SECOND INSERTION**  
NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2022-CP-001884  
Division Probate  
IN RE: ESTATE OF  
MARY E TEACHOUT  
a/k/a MARY E. KRONEMEYER  
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  
Teachout, deceased, File Number 51-  
2022-CP-001884, by the Circuit Court  
for Pasco County, Florida, Probate Divi-  
sion, the address of which is 38053 Live  
Oak Ave, Dade City, Florida 33523;  
that the decedent's date of death was  
January 31, 2022; that the total value  
of the estate is \$19,000.00 and that the  
names and addresses of those to whom  
it has been assigned by such order are:  
NAME  
Tamie Ellen Foote Trustee of  
the Mary E. Kronemeyer Living  
Trust dated October 25, 2002  
ADDRESS  
18 Clymer Cir  
Dover, DE 19901  
ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:  
All creditors of the estate of the  
decedent and persons having claims  
or demands against the estate of the  
decedent other than those for whom  
provision for full payment was made in  
the Order of Summary Administration  
must file their claims with this court  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702. ALL CLAIMS AND  
DEMANDS NOT SO FILED WILL BE  
FOREVER BARRED. NOTWITH-  
STANDING ANY OTHER APPLI-  
CABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE  
AFTER THE DECEDENT'S DATE OF  
DEATH IS BARRED  
The date of first publication of this  
Notice is February 24, 2023.  
**Person Giving Notice:**  
s/ Tamie Ellen Foote  
**Tamie Ellen Foote**  
18 Clymer Cir  
Dover, DE 19901  
Attorney for Person Giving Notice:  
s/ David R. McCallister  
David R. McCallister  
E-mail Addresses:  
[DavidMcCallister@hotmail.com](mailto:DavidMcCallister@hotmail.com)  
Florida Bar No. 724637  
1347 R. McCallister, Attorney at Law  
13742 17th St.  
Dade City, Florida 33525  
Feb. 24; Mar. 3, 2023 23-00281P

**SAVE TIME**

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