PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Epperson North Community Development District Request for Proposals for Landscape and Irrigation Maintenance Services

The Epperson North Community Development District (the "District") hereby requests proposals to provide services relating to landscape and irrigation maintenance services. The Project Manual will be available beginning on March 3, 2023, by emailing the District Manager, Tom O'Grady at Tom@BreezeHome.com. The Project Manual will include, but not be limited to, this Request for Proposals, Instructions for Proposers, the Official Bid Proposal Form, Combined Affidavit, a form of the Agreement, Scope of Services, and Maintenance Map.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer must be licensed in the state of Florida and (2) Proposer must have worked on similar projects within the last two years.

Any and all questions relative to this project shall be directed in writing to the District Manager, Tom O'Grady at Tom@BreezeHome.com. The deadline for submitting questions relative to this project is 5 PM ET on March 13, 2023.

Firms desiring to provide services for this project must submit an electric copy of their Proposal (no hard copies required) no later than 5 PM ET on March 27, 2023, to the District Manager at Tom@BreezeHome.com. Proposals will be considered at the Board meeting at 6 PM ET on April 6, 2023, at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. All proposers are invited to make a public presentation during meeting to discuss their qualifications, approach to the project, and ability to perform the contract in all respects.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Any protest regarding the terms of the Project Manual must be filed in writing within seventy-two (72) hours after the publication of this Request for Proposals.

Tom O'Grady District Manager (813) 564-7847 {00117494.DOCX/} March 3, 2023

23-00290P

FIRST INSERTION

Epperson Ranch II Community Development District Request for Proposals for Landscape and Irrigation Maintenance Services

The Epperson Ranch II Community Development District (the "District") hereby requests proposals to provide services relating to landscape and irrigation maintenance services. The Project Manual will be available beginning on March $3,\,2023,$ by emailing the District Manager, Tom O'Grady at Tom@BreezeHome.com. The Project Manual will include, but not be limited to, this Request for Proposals, Instructions for Proposers, the Official Bid Proposal Form, Combined Affidavit, a form of the Agreement, Scope of Services, and Maintenance Map.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District pursuant to the Evaluation Criteria and its adopted Rules of Procedure. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer must be licensed in the state of Florida and (2) Proposer must have worked on similar projects within the last two years.

Any and all questions relative to this project shall be directed in writing to the District Manager, Tom O'Grady at Tom@BreezeHome.com. The deadline for submitting questions relative to this project is 5 PM ET on March 13, 2023.

Firms desiring to provide services for this project must submit an electric copy of their Proposal (no hard copies required) no later than 5 PM ET on March 27, 2023, to the District Manager at Tom@BreezeHome.com. Proposals will be considered at the Board meeting at $6\ \mathrm{PM}$ ET on April 6,2023, at Hilton Garden Inn, $26640\ \mathrm{Silver}$ Maple Parkway, Wesley Chapel, FL $\bar{3}3544$. All proposers are invited to make a public presentation during meeting to discuss their qualifications, approach to the project, and ability to perform the contract in all respects.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Any protest regarding the terms of the Project Manual must be filed in writing within seventy-two (72) hours after the publication of this Request for Proposals.

Tom O'Grady District Manager (813) 564-7847 {00117497.DOCX/} March 3, 2023

23-00291P

FIRST INSERTION

Notice is hereby given that DOMENIC D DIXON, TIERRA T ROOKS, OWN-ERS, desiring to engage in business under the fictitious name of LAROMES DETAILING located at 37842 CO-LINA DR, DADE CITY, FLORIDA 33523 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 3, 2023

23-00305P

Notice is hereby given that $LUX\overline{URI}$ -OUS BABES LLC, OWNER, desiring to engage in business under the fictitious name of BRIGHTER DAYS CARING HANDS located at 8151 REDFIELD DRIVE, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION

March 3, 2023

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 03/18/2023 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

124539 1972 KENWORTH 1G6KD57Y37U202519 2007 CADI 2T1BR12E0YC361226 2000 TOY JTNBB46K973006015 2007 TOYT W04GS5EC8B1066120 2011 BUIC March 3, 2023 23-00308P

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 Hillside Health and Rehabilitation Center located at 38220 Henry Dr in the City of Zephyrhills, Pasco County, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of February,

Hillside Operations LLC

March 3, 2023 23-00303P

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 Cody Migatz: Hsld gds/Furn; Anthony Cozzitorto: Hsld gds/ Furn; Deanna Quillin: Hsld gds Furn; Darren Kanhai: Hsld gds/

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, March 27, 2023 at 10 AM.

March 3, 10, 2023 23-00302P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CosmicGiant located at 2 Southwind Drive, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 1st day of March, 2023. FORGRAVITY LLC

March 3, 2023

23-00309P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000067 IN RE: ESTATE OF MADELLE R. BECKER Deceased.

The administration of the estate of Madelle R. Becker, deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 March 3, 2023

Personal Representative: Robert Sean Elliott 1731 Bering Rd.

Wesley Chapel, Florida 33543 Attorney for Personal Representative: Myrna Serrano Setty Attorney Florida Bar Number: 110636 P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 Fax: (813) 501-1405

E-Mail: mss@serranosetty.com

Secondary E-Mail:

March 3, 10, 2023

info@serranosetty.com

23-00293P

FIRST INSERTION

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

File No. 2022CP002108CPAXWS Divison: Stearns IN RE: ESTATE OF VASILIOS REMBUTZIAS a/k/a VASILIOS REMBUTZIA

Deceased.

The administration of the estate of VASILIOS REMBUTZIAS, a/k/a VASI-LIOS REMBUTZIA, deceased, whose date of death was December 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: NANCY REMBUTZIA

4803 Gaslight Avenue Holiday, FL 34690 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalser@floridaprobatefirm.com Florida Bar No. 116596

Florida Probate Law Firm, PLLC 4800 N. Federal Highway, Suite 106D Boca Raton, Florida 33431 23-00297P March 3, 10, 2023

FIRST INSERTION

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

File No. 51-2023-CP000108-CPAXWS Division probate IN RE: ESTATE OF ROBERT E. BLANCHARD Deceased.

The administration of the estate of Robert E. Blanchard, deceased, whose date of death was August 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 attor-

ney 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 SECTION 733.702 WILL BE FOREVER

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: Eileen Blanchard 8355 Broken Willow Lane

Hudson, Florida 34668 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@beilandhav.com Secondary E-Mail: elbeil@beilandhay.com

23-00296P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-22-CP-1963 IN RE: ESTATE OF MARGARET JANE SIMPSON

Deceased. The administration of the estate of Margaret Jane Simpson, deceased, whose date of death was October 13, 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 repre-

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.

sentative's attorney are set forth below.

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

 $\begin{array}{c} {\bf NOTICE.} \\ {\bf ALL\,CLAIMS\,NOT\,FILED\,WITHIN} \end{array}$ THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 3, 2023.

Personal Representative: Elizabeth Montalvo

 $14038\ {\rm Fore}\ {\rm Ct}.$ Hudson, Florida 34667 Attorney for Personal Representative: /s/ N. Michael Kouskouti N. Michael Kouskoutis, Esq FBN: 883591. 623E. 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

March 3, 10, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-277 IN RE: ESTATE OF MARY ANN JACKSON, Deceased.

administration of the estate of MARY ANN JACKSON, deceased, whose date of death was February 21, 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

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 17th day of February, 2023.

ERIC L. JACKSON Personal Representative 6735 Tierra Linda Street Port Richey, FL 34668

Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com March 3, 10, 2023 23-00300P

FIRST INSERTION

23-00298P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number 23-CP-0153 IN RE: ESTATE OF

TERESE ANN GEOGHEGAN, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the Court is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or determined against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your with the court ON OR BE-FORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate. including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE NE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is December 28, 2022. The date of first publication of this notice is March 3,

> /s/Stephen Geoghegan Stephen Geoghegan Personal representative 10245 Wood Duck Drive New Port Richey Fl 34654

/s/ Nicholas J. Taldone, Esq. Nicholas J. Taldone, Esquire 5802 State Road 54 New Port Richey, FL 34655 Phone: (727) 375-0390 Fax: (727) 494-1036 FBN: 102598 Primary: taldonelaw@msn.com Secondary: taldonenick@gmail.com March 3, 10, 2023 23-00299P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number:

2023-CP-000285-WS In Re The Estate Of: VERMELL J. ALBERT,

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 VERMELL J. ALBERT, deceased, File Number 23-CP-000285-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 July 31, 2022; that the total value of the estate is \$100.00 and that the names and address of those to whom it has been assigned by such order are:

Address RICHARD B. ALBERT 23 Hammond Place. Woburn, MA 01801 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. NOT-WITHSTANDING ANY APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

Notice is March 3, 2023. **Person Giving Notice:** RICHARD B. ALBERT LAW OFFICES OF STEVEN K.

JONAS, P.A. Attorney for Petitioner 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945 Fax (727) 846-6953

sjonas@gulfcoastlegal centers.com/s/ Steven K. Jonas STEVEN K. JONAS, Esq.

FBN: 0342180 March 3, 10, 2023 23-00307P



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legal@businessobserverfl.c

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. according 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, at 11:00 A.M. on March 23,

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 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 transporta-

Dated this 23rd day of February,

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

FIRST INSERTION

23-00294P

March 3, 10, 2023

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 Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES 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 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 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, Probate 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 Secondary E-Mail: peytonlaw2@gmail.com March 3, 10, 2023 23-00306P

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, 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.

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,

/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 March 3, 10, 2023 23-00295P

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 recorded 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 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 before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

DATED this 17th day of 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 action 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

Little Road, New Port Richey, FL 34653 on or before March 3, 2023 (Pub. 2/10, 2/17, 2/24, 3/3)

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit

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

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

Dated: JAN 30 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ ConnieJo Makowski Deputy Clerk

Feb. 10, 17, 24; Mar. 3, 2023 23-00200P

FIRST INSERTION

2023.

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 notfor-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 action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest 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 percentage in the common elements

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; otherwise a default will be entered against you for the relief demanded in the Complaint. 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

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

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

der 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 Division, 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: $\ensuremath{\mathsf{NAME}}$

Tamie Ellen Foote Trustee of the Mary E. Kronemeyer Living Trust dated October 25, 2002 ADDRESS 18 Claymer Cir Dover, DE 19901

SECOND INSERTION

a/k/a MARY E. KRONEMEYER

You are hereby notified that an Or-

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 Florida Bar No. 724637 David R. McCallister, Attorney at Law 13742 17 th St. Dade City, Florida 33525 23-00281P Feb. 24; Mar. 3, 2023



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

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SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, PROBATE DIVISION File No. 23-CP-79 IN RE: ESTATE OF ANA ROSA COLON-LOUBRIEL Deceased.

The administration of the estate of Ana Rosa Colon-Loubriel, deceased, whose date of death was December, 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 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 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 February 24, 2023.

Personal Representative: /s/ Dayl Jabeth Hernandez **Dayl Jabeth Hernandez** 1111 E Oakwood Street

Tarpon Springs, FL 34689 Attorney for Personal Representative: /s/ C. Todd Marks C. Todd Marks, Esquire Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 Feb. 24; Mar. 3, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000104 **Division Probate** IN RE: ESTATE OF MARLENE A. MAFFIOLI A/K/A MARLENE ANN MAFFIOLI Deceased.

The administration of the estate of MARLENE A. MAFFIOLI A/K/A MARLENE ANN MAFFIOLI, deceased, whose date of death was October 23, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Circuit Court and Comptroller, Pasco County, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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 February 24, 2023.

Personal Representatives: /s/ Linda A. Brown LINDA A. BROWN $2728\ \mathsf{PENZANCE}\ \mathsf{STREET}$ PALM HARBOR, FLORIDA 34684

/s/ Diane M. Brown DIANE M. BROWN 2728 PENZANCE STREET PALM HARBOR, FLORIDA 34684 Attorney for Personal Representatives:

O'CONNOR LAW FIRM /s/PATRICK M. O'CONNOR Patrick M. O'Connor, Esq. Florida Bar Number: 622427 Adam T. Rauman, Esq. Florida Bar Number: 85296 Attorneys for the Petitioner 2240 Belleair Road, Suite 115 Clearwater, FL 33764 Phone: 727-539-6800 Fax: 727-539-5936 eservice@your personal attorney.com

23-00268P

Feb. 24; Mar. 3, 2023

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

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

Case No.: 51-2020-DR-003357-ES SABRINA MOSELEY, Petitioner,

GARY L HOLLOWAY,

Respondent, TO: GARY L. HOLLOWAY 6904 River Run Dr., Apt. 202, Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephen A. Leal, Esq., at McIntyre Tha-nasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. located at 500 E. Kennedy Blvd. Suite 200, Tampa, FL 33602 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. 3-27-23 $\,$ If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.195.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: FEB 20 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind Deputy Clerk

Feb. 24; Mar. 3, 10, 17, 2023 23-00269P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000103ES Division: 44-D IN RE: ESTATE OF

KAREN GORDON COLE

Deceased. The administration of the estate of KAREN GORDON COLE, deceased, whose date of death was September 24, 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 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 February 24, 2023.

Personal Representative: /s/ Lizbeth Potts Lizbeth Potts

9385 North 56th Street, Ste. 311 $Temple\ Terrace,\ Florida\ 33617$ Attorney for Personal Representative: /s/ Lizbeth Potts Lizbeth Potts, Esquire Florida Bar Number: 0133790 Lizbeth Potts, P.A. 9385 North 56th Street, Ste. 311 Temple Terrace, Florida 33617 Telephone: (813) 988-9190 E-Mail: liz@liz-law.com E-Mail: elaine@liz-law.com

Feb. 24; Mar. 3, 2023

SECOND INSERTION

NOTICE OF ACTION Termination of Parental Righs and **Step-Parent Adoption** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY JUVENILE DIVISION

CASE NUMBER: 22-DR-556 IN RE: TERMINATION OF PAREN-TAL RIGHTS FOR THE PROPOSED ADOPTION OF THE MINOR CHILDREN:

SOPHIE RENEE LYLES-CAMPBELL, DOB: 12/10/2010 SHYE DANIELLE CAMPBELL, DOB:

3-26-13, MINOR CHILDREN. TO: ROBERT CAMPBELL, 920 S. Cascade Ave., Colorado Springs, CO 80903.

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Step Parent Adoption has been filed against you and that you are required to serve a copy of your written defenses. if any, to it on Simone Lennon, Esq., counsel for Petitioner, Faith and Joshua Rahn, 8624 Government Dr., Suite 101 New Port Richey, Fl 34654 on or before March 20th, 2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Fl 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

02-24-2023 03-10-2023 03-17-2023 03-03-2023

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

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

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

Dated: February 22nd, 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Brooklyn Horner {Deputy Clerk} Feb. 24; Mar. 3, 10, 17, 2023

23-00266P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP001083CPAXES Division: A IN RE: ESTATE OF RODRIGO VILLARREAL

Deceased. The administration of the estate of Rodrigo Villarreal, deceased, whose date of death was May 21, 2021, is pending in the Circuit Court for Pasco Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2022CP-001083CPAXES. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is February 24, 2023.

Personal Representative Summer L. Young 125 Camino De Roberto

Espanola, NM 87532 Attorney for Personal Representative Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 104-1 Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: of fice@gadielespinozalaw.comFeb. 24; Mar. 3, 2023 23-00283P SECOND INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2021-CP-1714 IN RE: ESTATE OF

DONALD EDWIN FULFORD,

Deceased. The administration of the estate of DONALD EDWIN FULFORD, deceased, whose date of death was August 18, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

> JEREMY FULFORD Personal Representative 4033 Quail Briar Drive

notice is: February 24, 2023.

Valrico, FL 33596 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Ave, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrviera@hnh-law.com

Feb. 24; Mar. 3, 2023 23-00272F

SECOND INSERTION

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

File No. 2022CP002065CPAXES IN RE: ESTATE OF JACQUELINE ASTON WILSON Deceased.

The administration of the estate of Jacqueline Aston Wilson, deceased, whose date of death was October 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 February 24, 2023. Personal Representative:

/s/ JoAnn Harrington JoAnn Harrington 4421 Eastport Blvd Unit H-4 Little River, South Carolina 29566

Attorney For Personal Representative: /s/ Judv K. Judy Karniewicz, Attorney Florida Bar Number: 694185 THE KARNIEWICZ LAW GROUP 1211 W. Fletcher Ave Tampa, Florida 33612 Telephone: (813) 962-0747 Fax: (813) 962-0741 E-Mail: Judy@tklg.net Secondary E-Mail: calli@tklg.net Feb. 24: Mar. 3, 2023 23-00263P SECOND INSERTION

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

CASE NO.: 2021-CA-001274 STAR202, LLC,

Plaintiff, v. CHAD L. CARTER, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 20, 2023, at 11:00 a.m. ET, via the online auction site at www. pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to

Lot 63, THOUSAND OAKS PHASES 6-9, according to the plat thereof as recorded in Plat Book 43, Page 71, of the Public Records of Pasco County, Florida Property Address: 1634 Tawnyberry Court, New Port Richey, FL, 34655

oursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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. SUBMITTED on this 21st day of

February, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Feb. 24; Mar. 3, 2023

SECOND INSERTION

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

CASE NO. 2022-CC-2697 WHITBURN, LLC PLAINTIFF, VS. NEWPORT PROPERTIES INC. a Florida Corporation,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2022-CC-002697 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WHITBURN, LLC, is the Plaintiff and Newport Properties Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00AM, on March 21, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 16, SUNCOAST MEADOWS - INCREMENT INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Page 129, Public Records of Pasco County, Florida.

More commonly known as: 3336 Cardinal Feather Dr., Land O'Lakes, FL. 34638 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 21st day of February, 2023. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A.

Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com Feb. 24; Mar. 3, 2023

SECOND INSERTION

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

CASE NO: 22-CC-14 THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., a not-forprofit Florida corporation,

EDWARD THOMAS BOYLE: UNKNOWN SPOUSE OF UNKNOWN TENANT(S), Defendants.

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

Lot 171, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, according to the Plat thereof as recorded in Plat Book 28, Pages 77 through 82, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 14313 Tennyson Drive, Hudson, FL 34667 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00

A.M. on March 23, 2023. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDG-MENT.

23-00278P

IF YOU ARE A SUBORDINATE $\begin{array}{cccc} \text{LIENHOLDER} & \text{CLAIMING} & \text{A} \\ \text{RIGHT} & \text{TO} & \text{FUNDS} & \text{REMAINING} \\ \text{AFTER} & \text{THE} & \text{SALE,} & \text{YOU} & \text{MUST} \\ \end{array}$ FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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 Richev, 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

MANKIN LAW GROUP By /s/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff

Service@MankinLawGroup.com2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

Feb. 24; Mar. 3, 2023

HOW TO PUBLISH YOUR

EGAL NOTICE IN THE BUSINESS OBSERVER

23-00274P

941-906-9386 CALL

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

23-00284P

SECOND INSERTION

NOTICE OF ACTION (For Constructive Service) IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 22-CA-002587-WS

Division J-3 JAMES R. PANT PLAINTIFF(S), vs ESTATE OF WILLIAM A. FRANZ, UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES. ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES, AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF WILLIAM A. FRANZ, TWIN LAKES VILLAGE FIRST CONDOMINTUM ASSOCIATION, INC., SHARON ANN FRANZ, UNKNOWN SPOUSE OF SHARON ANN FRANZ SHARON K. FRANZ, UNKNOWN SPOUSE OF SHARON K. FRANZ and ANY AND ALL UNKNOWN TENANTS. DEFENDANT(S).

TO: Unknown Heirs of the Estate of William A. Franz 5414 CHAD PLACE NEW PORT RICHEY, FLORIDA

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

02-24-2023 03-03-2023

Apartment 143 of Twin Lakes Village First Condominium Association, Inc., Sixth Building, a Condominium, according to the Declaration of Condominium of Twin Lakes Village First, dated the 15th day of October 1974 in O.R. Book 769,Page 1372, and Amendment recorded in O.R. Book 884. Page 216, of the Public Records of Pasco County Florida, and is commonly referred to as 5414 Chad Place, New Port Richey, Florida 34652, Parcel ID No.: 17-26-16-062E-00600-

SECOND INSERTION

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

File No. 2023-CP-167 IN RE: ESTATE OF JAMES R. BAKER, aka JAMES RICHARD BAKER, Deceased.

The administration of the estate of JAMES R. BAKER, also known as JAMES RICHARD BAKER, deceased. whose date of death was January 13, 2023, 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

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

The date of first publication of this notice is: February 24, 2023. Signed on this 16th day of February,

/s/ Wayne R. Coulter WAYNE R. COULTER **Personal Representative** 7920 U.S. Ĥighway 19

Port Richey, FL 34668 /s/ Wavne 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 Feb. 24; Mar. 3, 2023 23-00265P 1430 (hereinafter the "Prop-

erty"), has been filed against you and you are required to serve a copy of your written defenses, if any, to it on The Law Offices of Jeffrey A. Herzog, 3106 Alternate US 19, Palm Harbor, Florida 34683, on or before March 27th, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

WITNESS my hand and seal of this court on this 20th day of February

Nikki Alvarez-Sowles, Esquire Pasco County Clerk & Comptroller 7530 Little Road New Port Richey, Florida 34654 (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

Attorney for Plaintiff Law Office of Jeffrey A. Herzog, P.A. 3106 Alternate 19 Palm Harbor, Florida 34683 (727) 789-4000 Feb. 24; Mar. 3, 2023 23-00273P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000112CPAXWS

Division I/J IN RE: ESTATE OF JUDY M. STARK AKA JUDY MAE STARK

Deceased. The administration of the estate of JUDY M. STARK aka JUDY MAE STARK, deceased, whose date of death was December 12, 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 34655. 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

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 February 24, 2023.

Personal Representative: GERALD ZERBE

7510 Handley Drive Port Richey, Florida 34668 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorne 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

Feb. 24; Mar. 3, 2023

SECOND INSERTION

PASCO COUNTY

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. 2023CA000189CAAXWS Wells Fargo Bank, N.A. Plaintiff, vs.

Gerard Ĥ Kunnemann, Jr a/k/a Gerald H. Kunnermann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerard Kunnemann, Jr. a/k/a Gerald H. Kunnemann a/k/a Gerald Kunneman, Jr.; Unknown Spouse of Gerard H Kunnemann, Jr a/k/a Gerald H. Kunnermann. Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerard Kunnemann, Jr. a/k/a Gerald H. Kunnermann a/k/a Gerald Kunneman, Jr.; Unknown Spouse of Gerald H. Kunnermann, Sr; Pasco County Board Of County Commissioners (Community Development Division) Defendants.

TO: Unknown Spouse of Gerald H. Kunnermann, Sr Last Known Address: 4107 Pecos Dr New Port Richey, FL 34653

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

LOT 73, VIRGINIA CITY UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF OS RECORDED IN PLAT BOOT 12, PAGE II3, PUBLIC RE-CORDS 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before March 27th, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or

petition. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on February 20th 2023. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Brooklyn Horner As Deputy Clerk

Julie York, Esquire Brock & Scott, PLLC. the Plaintiff's attorney 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 File # 22-F01835 Feb. 24; Mar. 3, 2023 23-00270P

SECOND INSERTION

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

CASE NO. 512019CA000719CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-54CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-

Plaintiff, vs. BLACK POINT ASSETS INC. AS TRUSTEE OF THE 17046 ODESSA DRIVE LAND TRUST **DATED 11/1/2017; DARRELL** B. COLLINS; ANGELIA M. COLLINS; UNKNOWN BENEFICIARIES OF THE 17046 ODESSA DRIVE LAND TRUST DATED 11/1/2017; SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.; UKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY: UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 13, 2023, and entered in Case No. 512019CA000719CAAX-ES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-54CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-54CB is Plaintiff and BLACK POINT ASSETS INC, AS TRUSTEE OF THE 17046 ODES-SA DRIVE LAND TRUST DATED 11/1/2017; DARRELL B. COL-LINS; ANGELIA M. COLLINS; UNKNOWN BENEFICIARIES OF THE 17046 ODESSA DRIVE LAND TRUST DATED 11/1/2017; SUN-COAST POINTE HOMEOWNERS ASSOCIATION, INC.; UKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UN-

KNOWN TENANT NO. 1; UN-KNOWN 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 cash www.pasco.realforeclose. com, 11:00 a.m., on April 17, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 17, BLOCK 1, SUNCOAST POINTE VILLAGES 1A AND 1B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 68 THROUGH 71 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, 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-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

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 2/20/23. By: /s/Jeffrey M. Seiden, Esq., FBN 57189 for Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com $1496\text{-}178367 \: / \: \mathrm{SM2}$

Feb. 24; Mar. 3, 2023 23-00271P

SECOND INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM.

Trailer NOVIN020098752 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. Feb. 24; Mar. 3, 2023 23-00286P

SECOND INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM.

Space #64 2005 Lincoln 1LNHM87A66Y606123 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. 23-00288F Feb. 24; Mar. 3, 2023

SECOND INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM

Space #48 1993 RV 3FCMF53G4NJA03821 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. Feb. 24; Mar. 3, 2023 23-00287P

SECOND INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM. Space #41 2015

Trailer NOVIN0201101368 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale 23-00289F Feb. 24; Mar. 3, 2023

SECOND INSERTION

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

CASE NO. 51-2019-CA-002716 ES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.

DIVISION

WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 51-2019-CA-002716 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSO-CIATION NOT IN ITS INDIVIDUAL. CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and WILLIAM BILLINGS A/K/A WILLIAM J. BILL-INGS IV; UNKNOWN SPOUSE OF WILLIAM BILLINGS A/K/A WIL-LIAM J. BILLINGS IV N/K/A ERIKA BILLINGS; CAPITAL ONE BANK (USA), N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on March 20, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1165, FOREST HILLS-UNIT NO. 19, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 10, PAGE 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5550 BA-ROQUE DR, HOLIDAY, FL 34690

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

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

commodate such requests. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for information regarding transportation services. Dated this 16 day of February, 2023. 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\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-360943 - KeD Feb. 24; Mar. 3, 2023

SECOND INSERTION

45.031.

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

CASE NO. 2021CA000402CAAXWS CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclo-sure dated February 09, 2023, and entered in 2021CA000402CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County. Florida, wherein CITIGROUP MORT- ${\it GAGE LOAN TRUST, INC.\,2006-HE3,}$ ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PETER LEOPOLD, DECEASED; KAI LEOP-OLD; NEW CENTURY MORTGAGE CORPORATION; VYSTAR CREDIT UNION SUCCESSOR BY MERGER TO CITIZENS STATE BANK are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com, at 11:00 AM, on March 16, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 3, 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 1, RICHEY LAKES UNIT ONE, ACCORD-

ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6926 KEENA

ST, NEW PORT RICHEY, FL

34653 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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL

34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20 day of February, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248

Communication Email: dsalem@raslg.com ROBERTSON ANSCHUTZ SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Boca Raton, FL 33487

Telephone: 561-241-6901 Facsimile: 561-997-6909 20-077849 - RvC

23-00276P

Feb. 24; Mar. 3, 2023

floridapublicnotices.com

CHECK OUT YOUR LEGAL NOTICES

23-00262P