PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that HESHAM S TAHA, OWNER, desiring to engage in business under the fictitious name of FIRST LINE MOTORS located at 12020 HICKS RD, HUDSON, FLOR-IDA 34669 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 10, 2023 23-00336P

FIRST INSERTION

Notice is hereby given that DECIL-LIS CONSTRUCTION INC, OWN-ER, desiring to engage in business under the fictitious name of DCI CONSTRUCTION located at 6235 VAN BUREN STREET, NEW PORT RICHEY, FLORIDA 34653 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. 23-00322P March 10, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on March 29th, 2023 at the times and locations listed below. to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B41 Isaah & Roxanne Elrod B161 Nicole Cartwright Thomas Dempsey B338 Keith Burns B387

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

B41 Cameron Boone C88 Kavla Scozzafava C164 Leslie Corsini Christina Miller

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

A3 and H27 Alesia Burdyl G8 Gisele Evelyn Mackey A65 Joseph Mark Warren Cathy Sargent C23 C80 Savannah Pemberton

March 10, 17, 2023

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 03/24/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 TITA travel trailer bearing the vehicle identification number 4575331537 and all personal items located inside the mobile home. Last Tenant: Timothy M. Nickisher and Rachel M. Nickisher. Sale to be held at: Leisure Days RV Resort, 34533 Leisure Days Drive, Zephyrhills, Florida 33541, (813)-788-2631. March 10, 17, 2023 23-00354P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of KINGS GREAT BRANDS, located at 15577 LITTLE RANCH RD, in the City of SPRING HILL, County of Pasco. State of FL, 34610, intends to register the said name with the Division of $Corporations\ of\ the\ Florida\ Department$ of State, Tallahassee, Florida.

Dated this 2 of March, 2023. PATTY L SIMMONS 15577 LITTLE RANCH RD SPRING HILL, FL 34610 23-00317P March 10, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE PETE'S TOWING AND RECOVERY gives notice that on 03/24/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 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.

1P3XP24D2PN641005 1993 PLYM $\rm JTDBT123220229425\ 2002\ TOYT$ March 10, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, March 28, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line March 17, 2023, at 6:00am and ending March 28, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general house-

hold goods. Unit Name Edna Bordrick-Harris Kalliopi Lempidakis 193 Melody Mickler Jayme Wells March 10, 17, 2023 23-00345P

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP

Notice is hereby given that the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will hold a workshop on Thursday, March 23, 2023, at 6:00 p.m. at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the workshop is to discuss the FY $2023\mbox{-}2024$ budget.

Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. There may be occasions when Staff and/or Supervisors may participate by speaker

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the workshop, with respect to any matter considered at the workshop, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the

appeal is to be based. Long Lake Ranch Community Development District

Tish Dobson, District Manager (321) 263-0132, Ext. 285

Publication date: March 10, 2023

23-00334P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 25, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0A107 - Cullin, Lisa; 0A160 - Popovich, George; 0A172 - MATHIS, NAKEITTIA; 0A239 - Cappiello, Nick; 0B001 - Popovich, George; 0B002 - Popovich, George; 0C123 - russo, jean; 0C133 - Prescott, Logan; 0D001 - Popovich, George; 0D018 -Hernandez, Joseph; ODO30 - cash, kim; ODO46 - Burns, Melissa; OEO10 - schinkel, Tristan; OEO11 - Randall, Kimberly; OEO54 - hannah, Jovan; 0E055 - witz, Vincent; 0E060 - Saltee Beaches Apparel Reese, John; 0E155 - Smith, Angela; 0E220 - Osborn,

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Sale to be held at www.storagetreasures.com.

1043 - Brown, Samantha; 1045 - levandowski, Kayla; 1072 - Linzy, Amirah; 1089 - Jr, Wagner Lima; 1115 - Celluzzi, Anthony; 1152 - Hughes, Monique; 1166 - Simmons, Tiffani; 1183 - Furchak, Dana; 1217 - Kraut, Heidi; 1221 - Kumis, Justin; 2004 - Atwater, Rosemary; 2020 - Green, Nikki; 2023 - Valentino, Brianna; 2035 - Burrill, Brenda; 2056 - burrauno, jillian; 2108 -Konwicki, Samantha; 2150 - Jones, Miki; 2154 - De Jesus, Tyshina; 2173 - Divorl, Elizabeth; 2178 - Flack- Machuta, Marylynn; 2201 - Dyer, Charlene; 2218 - Piper, Laurie; 3004 - Fernandez, Dulce; 3005 - Cruz, Antonia; 3011 - Steed, Magne; 3019 - Mullins, Mastin; 3074 - Bowyer, Trevor; 3098 - MARKEL, RICHARD; 3107 - Johnson, Nicholas; 3129 - Thomas, Jeffrey; 3157 - Allgood, John; 3191 - Green, Brian; 3193 - sminkey, john l; 3208 - Propheter, Kelsey; 3226 - Giannakopoulos, George; 3231 - Shaw, Scott; 3237 - Bass, Sophia; 3264 - Emery-Amorino, Rhonda; 3354 - Selfie Me Fla Matthews, Amberly; 3356 - Collazo, James; RV04 - Hart, Joshua

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 10:00 AM

Sale to be held at www.storagetreasures.com

A0005 - voncanon, emily; A0012 - Johnson, Larissa; A0017 - Gauthier, Jared; B0004 - Minic, Alice; B0005 - Minic, Alice; D0003 - Brianas, Penelope; E1119 - Pettry, Jennifer; E1123 - Santos, Nanci; E1134 - Heins, John; E1162 - Sutton, william; E1168 - Whipkey, Heather; E1184 - Nasios, Elena R; E1213 - RUMPH, MARZETTE; E2272 - Pitt, Starr; E2315 - Johnson, Erik; E2348 - Peragine, Jessica; E2353 - Minic, Alice

 $PUBLIC\ STORAGE\ \sharp\ 25436,\ 6613\ State\ Road\ 54,\ New\ Port\ Richey,\ FL\ 34653,\ (727)\ 493-0578$ Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

11006-Adolph, Elizabeth; 11009-keaton, Jakia; 11128-Lopez, Jodi; 11170-Bordrick-Harris, Edna; 11187-Reeves, Christofer; 11128-Lopez, Lopez, Lopez,11212 - sessa, Chris: 11267 - Nightingale, Misty: 11283 - Lease, Shannon: 11293 - Gardner, Rico S: 12048 - Strickland, Susie: 12116 - Lucas, trevor; 12170 - bar, arkadiusz; 12212 - Danko, Marnie; 12227 - Mills, Calisha; 12264 - Montefusco, Karen; 12299 - Fahning, Joe; 13034 - MEIER, STEPHANIE; 13040 - Costello, Cyril; 13104 - Ryder, Wendy; 13224 - Wilkins, Destinee; 13250 - Jones, Marion; 13304 - Boggs, John; 3037 - Killingsworth, Jessenia; 3056 - Cavoto, Joseph; 3178 - Maske, Alyssa; 3265 -Gresham, Christine; 3281 - Peters, Kara; 3425 - Ramirez, Roxann; 3484 - Szpak, Sally; 3505 - Goldsnider, Jeffrey; 3521 - Faloon,

Kimberly, 3523 - williams, melissa PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

1204 - Riccardi-Sirico, D'Anna; 1319 - Geiger, Susan; 1720 - Campbell, Christopher; 1915 - Andriano, Mary Ann; 1931 -Makarewicz, Michelle; 2010 - Deldecchio, Giovanni; 2303 - Roberts, Jason

 $PUBLIC\,STORAGE\, \sharp\, 26595, 2262\,\,US\,\,Highway\, 19, Holiday, FL\,34691, (727)\,605-0911$

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

004 - Dunn, Michael; 020 - Royal Construction and Realestate investment Jouarje, Rimon; 105 - Genao, Jonathan; 114 -Rodriguez, Victor M; 140 - Hartnett, Sara; 158 - Mcelroy, Vincent; 176 - mussa, issa; 184 - Trubey, Rachel; 199 - Atkinson, Michael; 338B - fox, Amirah; 339B - Defazio, Debbie; 340 - Shartle, Andrew; 449 - Hill, Naleighja; 487 - Oehl, Peter; 522 - Mejia, Luis; 594 - Rooney, Cori; 605 - Wicker, Cody

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

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 Sapphire REI located at 2154 Duck Slough Blvd, #103, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 6th day of March, 2023. Aaron Castro, Katelyn Castro

March 10, 2023 23-00343P

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, March 28, 2023, for Castle Keep Mini Storage at www. StorageTreasures.com bidding to begin on-line March 17, 2023, at 6:00am and ending March 28, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Donna Baxter C010 Kim Dye E016 Brian Reed B052 Lacie Snyder I402March 10, 17, 2023 23-00352P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 865647 from Deer Springs LLC, located at 8345 Gunn Highway, Tampa, FL 33626. Application received February 24th, 2023. Proposed activity: Residential. Project name: Deer Springs Subdivision. Project size: 38.29 Acres Location: Section(s) 26 Township 26, Range 21 in Pasco County. No Outstanding Florida Water: No Aquatic preserve. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

March 10, 2023

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 863937 from CRF-Dade City, LLC at 12530 US Highway 301, Dade City, FL33525, Pasco County parcel P-02-25-21-0000-00600-0000. Application received: February 16, 2023. Proposed activity: Mixed use. Project name: Century Storage. Project size: 4.31 acres. Location: Section(s) 2, Township 25S, Range 21E, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. March 10, 2023

FIRST INSERTION ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP

Notice is hereby given that the Board of Supervisors of the Asturia Community Development District (the "District") will hold a workshop on Monday, March 20, 2023, at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL $33556. \ \ The purpose of the workshop is to discuss the FY 2023-2024 budget.$

Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285. The workshop is open to the public and will be conducted in accordance with the

provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. There may be occasions when Staff and/or Supervisors may participate by speaker

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the workshop, with respect to any matter considered at the workshop, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Asturia Community Development District Tish Dobson, District Manager

(321) 263-0132, Ext. 285

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 0.60 acres to serve the Residential project known as Avalon Park West Floodplain Pond FP-1 Removal. The project is located in Pasco County, Section(s) 13, Township 26 South, Range 20 E. The permit applicant is APW Downtown Phase 1, LP, 3801 Avalon Park East Boulevard, Suite 400, Orlando, FL 32828. The Permit No. is 43013559.059.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure, A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing. March 10, 2023

Notice is hereby given that CHRIS-TINA M SERPA, OWNER, desiring to engage in business under the fictitious name of ELYANAH BLAU located at 36027 DEER CREEK DR., UNIT 201, ZEPHYRHILLS, FLORIDA 33541 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

FIRST INSERTION

March 10, 2023 23-00344P

FIRST INSERTION

Notice is hereby given that DECILLIS CONSTRUCTION INC, OWNER, desiring to engage in business under the fictitious name of FLORIDA DCI located at 6235 VAN BUREN STREET, NEW PORT RICHEY, FLORIDA 34653 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 23-00323P March 10, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Before & After grill cleaning service, located at 3409 Player Drive, in the City of New Port Richey, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of March, 2023. Jeffrey P Langheld 3409 Player Drive New Port Richey, FL 34655 March 10, 2023

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 Mobile Golf Cart Repair located at 20747 South Grove Loop, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Lutz, Florida, this 3rd day of March, 2023. Kevin Pedersen

March 10, 2023 23-00329P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, **Estate & Court**related notices

 We offer an online payment portal for easy credit card payment

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



FIRST INSERTION

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

CASE NO. 2023-CA-000094-ES STEPHEN PAUL FERREIRA, JR., Plaintiff, v. KERRI CARLISLE N/K/A KERRI MCKENNA; THE UNKNOWN SPOUSE OF KERRI CARLISLE N/K/A KERRI MCKENNA; CHRIS CHAFFIN; and THE UNKNOWN SPOUSE OF CHRIS CHAFFIN; and 21st CENTURY MORTGAGE CORPORATION,

Defendants. TO: DEFENDANTS, CHRIS CHAF-FIN AND THE UNKNOWN SPOUSE OF CHRIS CHAFFIN

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Pasco County, Florida:

The South 1/3 of the South 925.75 feet of the West 1100 feet of the Northwest 1/4 of the Northwest 1/4 except the West 170 feet of the North 100 feet thereof, Section 32, Township 25 South, Range 19 East, Pasco County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is Awerbach | Cohn, 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of 3-10-23 publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS, my hand and seal of this Court on this day of MAR 07, 2023. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT By: /s/ Patty Hoogewind(SEAL)

Deputy Clerk Jacqueline F. Perez, Esquire Awerbach | Cohn, 28100 U.S. Hwy 19 North, Suite 104 Clearwater, Florida 33761

March 10, 17, 24, 31, 2023

23-00346P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale. Estate & Courtrelated notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@ businessobserverfl.com

Business

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

51-2023-CP-000252-CPAXWS **Division Probate** IN RE: ESTATE OF WANDA I. GONZALEZ Deceased.

The administration of the estate of Wanda I. Gonzalez, deceased, whose date of death was September 25, 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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 FORTH TIME PERIODS SET 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 March 10, 2023.

Personal Representative: Melissa I. Gonzalez

401 Groveland Rd. Mount Dora, Florida 32757 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA 12300 US Hwy 19 Hudson, Florida 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: webmaster@beilandhay.com Secondary E-Mail: elbeil@beilandhav.com 23-00338P March 10, 17, 2023

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-200

IN RE: ESTATE OF

SUSAN REMVIDAS,

Deceased.

The administration of the estate of SU-

SAN REMVIDAS, also known as SUE

J. REMVIDAS, deceased, whose date

of death was December 15, 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 3466-0338. The

names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er 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

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 SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Signed on this 8th day of February,

JONATHAN EDWARD

REMVIDAS

Personal Representative

4446 Ocean Heights Avenue

Mays Landing, NJ 08330

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is: March 10, 2023.

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

2023.

Rebecca C. Bell

Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A.

Telephone: (727) 848-3404

Email: rebecca@delzercoulter.com

23-00321P

7920 Ú.S. Highway 19

Port Richey, FL 34668

March 10, 17, 2023

aka SUE J. REMVIDAS

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-000121-CPAXWS

Division Probate

IN RE: ESTATE OF

BENTLEY H. LYNCH, JR Deceased. The administration of the estate of Bentley H. Lynch, Jr, deceased, whose date of death was December 14, 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-

nev 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 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 10, 2023.

> Personal Representative: Linda Chellew

2526 Tiffin Dr. New Port Richey, Florida 34655 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

March 10, 17, 2023

FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-2020-WS IN RE: ESTATE OF

MARILYN E. WILSON

Deceased.

The administration of the estate of MARILYN E. WILSON, deceased, whose date of death was November 3, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 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 10, 2023.

Personal Representative: JULIA L. ARNETTE 5906 Fitzgerald Rd.

Odessa, Florida 33556 Attorney for Personal Representative: 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 10, 17, 2023 23-00313P

FIRST INSERTION FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000247

The administration of the estate of Troy S. Gillespie, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

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.

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 10, 2023.

Harold C. Greathouse 1970 Lago Vista Blvd.

Palm Harbor, Florida 34685 Attorneys for Personal Representative: PETER T. KIRKWOOD Florida Bar Number: 285994 CULLEN I. BOGGUS Florida Bar Number: 112393 GUNSTER, YOAKLEY & STEWART 601 Bayshore Blvd., Suite 700 Tampa, Florida 33606 Telephone: (813) 253-2020 Fax: (813) 251-6711 E-Mail: PKirkwood@gunster.com E-Mail: CBoggus@gunster.com Secondary E-Mail:

FIRST INSERTION

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

File No.: 51-2023-CP-0274-WS IN RE: ESTATE OF KEVIN HARVEY

Deceased. The administration of the estate of Kevin Harvey, deceased, whose date of death was February 22, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 10, 2023.

Personal Representative: Fran M. Harvey 10916 Arroba Cove

New Port Richey, Florida 34655 Attorney for Personal Representative: Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary-E-Mail: stacey@flprobatetrustlaw.com

March 10, 17, 2023 23-00337P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000213

IN RE: ESTATE OF JOSEPH L. DIFIGLIO, JR. a/k/a JOSEPH DIFIGLIO, JR., Deceased. The administration of the estate of Jo-

seph L. DiFiglio, Jr., deceased, whose date of death was December 25, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. 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 March 10, 2023.

> Personal Representatives: Felicia DiFiglio 515 Chamberlain Lane

Unit 202 Naperville, Illinois 60540 Christina Gregg 716 Delta Avenue Romeoville, Illinois 60446

Attorney for Personal Representatives: MICHAEL D. MILLER, Attorney Florida Bar Number: 396540 GUNSTER, YOAKLEY & STEWART 601 Bayshore Blvd., Suite 700 Tampa, Florida 33606 Telephone: (813) 253-2020 Fax: (251-671) 251-6711 $\hbox{E-Mail: mdmiller@gunster.com}\\$ Secondary E-Mail: jdurant@gunster.com March 10, 17, 2023 23-00341P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-311 IN RE: ESTATE OF WILLIAM R. DAVIS,

Deceased. The administration of the estate of WILLIAM R. DAVIS, deceased, whose date of death was February 1, 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 10, 2023. Signed on this 17th day of February,

> TIGER DAVIS Personal Representative 1120 17th Street N, Apt. 1 St. Petersburg, FL 33713

2023.

Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richev, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com March 10, 17, 2023 23-00332P

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-4935 RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

DAVID P. HULBURT, ANNAMARIE ANSESTT-HULBURT 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 193, RUXTON VILLAGE UNIT 21, TALL PINES AT RIVER RIDGE, according to the map or plat thereof recorded in Plat Book 31, Pages 74-75, of the Public Records of Pasco County, Florida With the following street address: 7636 Haig Court, New Port Richey, Florida, 34654.

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

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

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 Richev; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 5th day of March, 2023. NIKKI ALVAREZ-SOWLES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff Pinewood Village

Condominium Association, Inc. 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 March 10, 17, 2023

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

23-00320P

File No. 2022CP002041CPAXWS Division PROBATE IN RE: ESTATE OF MICHAEL SCOTT CHERRY Deceased.

The administration of the estate of MI-CHAEL SCOTT CHERRY, deceased, whose date of death was August 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 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set

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 March 10, 2023.

9662 Springlake Cir. Estero, Florida 33928 Attorney for Personal Representative: GREGÖRY J. NUSSBICKEL

Attorney Florida Bar Number: 580643 12500 Brantley Commons Court, Suite Fort Myers, Florida 33907 Telephone: (239) 900-9455

Secondary E-Mail:

MargoV@Will.Estate

March 10, 17, 2023

E-Mail: Greg@Will.Estate 23-00312P

March 10, 17, 2023

IN RE: ESTATE OF TROY S. GILLESPIE Deceased.

address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

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

NOTWITHSTANDING THE TIME

Personal Representative:

JDurant@gunster.com

23-00340P

Personal Representative: SCOTT ANTHONY CHERRY

JOSEPHINE K. ZANGRILLI.

Deceased.

The administration of the estate of JO-SEPHINE K. ZANGRILLI, deceased,

whose date of death was January 25,

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

All creditors of the decedent and oth-

er 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

All other creditors of the decedent

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-231 IN RE: ESTATE OF CHRISTOPHER PAUL JOSEPH,

Deceased.

The administration of the estate of CHRISTOPHER PAUL JOSEPH, deceased, whose date of death was December 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

NOTWITHSTANDING THE TIME 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 10, 2023.

LISA JOSEPH Personal Representative 8324 Bower Bass Circle

Wesley Chapel, FL 33545 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com 23-00350P March 10, 17, 2023

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

File No. 2023-CP-000192-CP-AXWS IN RE: ESTATE OF TILLIE MARIE RODEFER, Deceased.

The administration of the estate of TIL-LIE MARIE RODEFER, Deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Fl. 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent

and other persons having claims or 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 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 March 10, 2023.

/s/ Patricia Babel PATRICIA BABEL, Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email:

OF THIS NOTICE ON THEM. angelica@srblawyers.com and other persons having claims or de-March 10, 17, 2023 23-00349P

NOTICE TO CREDITORS mands against decedent's estate must IN THE CIRCUIT COURT FOR file their claims with this court WITH-PASCO COUNTY, FLORIDA IN 3 MONTHS AFTER THE DATE OF PROBATE DIVISION THE FIRST PUBLICATION OF THIS File No. 2023-CP-258 IN RE: ESTATE OF

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is: March 10, 2023.

Signed on this 15th day of February,

STEVEN JOSEPH MIRECKI

Personal Representative 3347 Williamsburg Loop Holiday, FL 34691 Rebecca C. Bell Attorney for Personal Representative

Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com March 10, 17, 2023 23-00328P



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Are internet-only legal notices sufficient?

set forth below.

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

FIRST INSERTION

03-17-2023

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-000082 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN J. DEYO, et al.,

Defendants. TO: UNKNOWN HEIRS, SPOUS-ES. BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN J. DEYO.

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Pasco

County, Florida: LOT 51, UNIT SIX - SAN CLE-MENTE VILLAGE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 135 THROUGH 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

including the buildings, appurtenances, and fixtures located thereon.

Property Address: 10534 Hardwood Court, Port Richey, FL 34668.

filed against you and you are required to serve a copy of your written defenses,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CASE No. 2019-CA-001797-CAAX-ES

LIVE WELL FINANCIAL INC.,

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES,

AND ALL OTHER PARTIES

CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in Case No. 2019-CA-001797-CAAX-ES of the Circuit Court of the 6TH Ju-

dicial Circuit in and for PASCO County,

Florida, wherein, REVERSE MORT-

GAGE FUNDING LLC, Plaintiff and

UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES,

AND ALL OTHER PARTIES CLAIM-

ING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE

OF ELEANOR L. GRAHAM, DE-

CEASED, et al., are Defendants. Nikki

Alvarez-Sowles, Esq., Pasco County

Clerk & Comptroller will sell to the highest bidder for cash at WWW.

the hour of 11:00 A.M., on the 3rd day

of April, 2023, the following described

TRACT 286 OF THE UNRE-

CORDED PLAT OF LEISURE

ING FURTHER DESCRIBED

AS FOLLOWS: THE NORTH

OF THE SOUTHWEST 1/4

OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF

SECTION 5, TOWNSHIP 24

HILLS SUBDIVISION,

PASCO.REALFORECLOSE.COM,

THE ESTATE OF ELEANOR L.

GRAHAM, DECEASED, et al.

Defendants.

if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before April 6th, 2023 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition filed herein. 03-10-2023

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

WITNESS my hand and seal of this Court at Pasco, Florida, on this 7th day of March, 2023.

NIKKI ALVAREZ-SOWLES, ESQ. PASCO CLERK OF COURT (SEAL) BY:/s/ Brooklyn Horner

Deputy Clerk HARRIS S. HOWARD, ESQ., HOWARD LAW GROUP. Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 March 10, 17, 2023 23-00347P

SOUTH, RANGE 18 EAST, PAS-

CO COUNTY, FLORIDA; LESS THE WESTERLY 25 FEET

THEREOF FOR ROADWAY

Any person claiming an interest in the

surplus from the sale, if any, must file a

claim per the requirements set forth in

If you are a person with a disability

who needs an accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact: Public Information Dept.,

Pasco County Government Center,

7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice)

in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the

hearing impaired. Contact should be

initiated at least seven days before the

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled appear-

ance is less than seven days. The court

does not provide transportation and cannot accommodate such requests.

Persons with disabilities needing trans-

portation to court should contact their

local public transportation providers

for information regarding transporta-

DATED this 1st day of March, 2023.

100 WEST CYPRESS CREEK ROAD

 $Email\ 1:\ Michele.clancy@gmlaw.com$

Email 2: gmforeclosure@gmlaw.com

chele R. Clancı

23-00310P

34407.1457 / JDeleon-Colonna

FORT LAUDERDALE, FL 33309

GREENSPOON MARDER LLP

TRADE CENTRE SOUTH,

Telephone: (954) 343 6273

Facsimile: (954) 343 6982

Michele R. Clancy, Esq.

Florida Bar No. 498661

March 10, 17, 2023

Hearing Line: (888) 491-1120

SUITE 700

IMPORTANT

PURPOSES.

FL Stat. 45.032.

FIRST INSERTION

FIRST INSERTION

PASCO COUNTY

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA CASE NO.: 2018CA002487 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES. SERIES 2006-OPT4,

Plaintiff, vs. PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI: KENNETH K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY -INTERNAL REVENUE SERVICE; PASCO COUNTY, FLORIDA.

Defendant(s). NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 2, 2023, and entered in Case No. 2018CA002487 of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4. MORTGAGE-PASS-THROUGH CER-TIFICATES, SERIES 2006-OPT4, is Plaintiff and PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI: KEN-NETH K. COOLEY: UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REV-ENUE SERVICE: PASCO COUNTY. FLORIDA, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell to the highest bidder or bidders via online auction at www. pasco.realforeclose.com at 11:00 a.m.

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CIVIL ACTION

CASE NO.: 51-2019-CA-003300-ES

BANK OF NEW YORK MELLON

ASSETS MANAGEMENT SERIES

KEATHEL CHAUNCEY ESQ. AS

TRUSTEE UNDER THE PASCO 9

NOTICE IS HEREBY GIVEN Pursu-

ant to an Order Rescheduling Fore-

closure Sale dated January 24, 2023,

and entered in Case No. 51-2019-CA

003300-ES of the Circuit Court of

the Sixth Judicial Circuit in and for

Pasco County, Florida in which Bank

of New York Mellon Trust Company,

N.A. as Trustee for Mortgage Assets

Plaintiff and Maria Pinero, United

States of America Acting through

Secretary of Housing and Urban

Development, Plantation Palm Villas

Homeowners Association, Inc., Keath-

el Chauncey Esq as trustee under the

Pasco 9 Land Trust, Unknown ben-

eficiaries of the Pasco 9 Land Trust,

Unknown Party#1 N/K/A Therese

Engstrom, Unknown Party#2 N/K/A

Michael Ladzinski, are defendants,

the Pasco County Clerk of the Circuit

Court will sell to the highest and best

bidder for cash in/on online at www.

pasco.realforeclose.com, Pasco County,

Florida at 11:00 am on the March 28.

2023 the following described property

LOT 303 OF PLANTATION

PALMS PHASE TWO-B, ACCORDING TO THE PLAT

forth in sa

Foreclosure:

Management Series I Trust,

TRUST COMPANY, N.A. AS

I TRUST,

Plaintiff, vs.

Defendant(s).

LAND TRUST, et al,

TRUSTEE FOR MORTGAGE

on the 17th day of April, 2023, the following described property as set forth in said Uniform Final Judgment, to

LOTS 17, 18, 19, 20 AND 21, BLOCK 6, LAKE WORRELL ACRES, UNIT TWO, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 4, PAGE(S) 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8539 Broad Street, New Port Richey, Florida 34654

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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.

Dated: 3/3/2023 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 18-400534 March 10, 17, 2023 23-00327P

THEREOF AS RECORDED IN PLAT BOOK 41, PAGE(S)

125 THROUGH 127, OF THE

PUBLIC RECORDS OF PASCO

A/K/A 2844 BANYAN HILL LN

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

Lis Pendens must file a claim before the

Clerk reports the surplus as unclaimed.

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

Public Information Dept., Pasco

Phone: 727.847.8110 (voice) in New

Port Richey or 352.521.4274, ext 8110

(voice) in Dade City or 711 for the hear-

Contact should be initiated at least

seven days before the scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less

The court does not provide trans-

portation and cannot accommodate

such requests. Persons with disabilities

needing transportation to court should

contact their local public transportation

providers for information regarding

Dated this 01 day of March, 2023.

e Service: serve a law@albertelli law.com

23-00330P

County Government Center, 7530 Little

Rd., New Port Richey, FL 34654

contact:

ing impaired.

than seven days.

transportation services.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

Florida Bar #106621

Justin Ritchie, Esq.

March 10, 17, 2023

CT - 19-019814

If you are a person with a disability

LAND O LAKES FL 34639

COUNTY, FLORIDA.

FIRST INSERTION

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

NOTICE OF FORECLOSURE SALE

CASE NO. 2022CA002262CAAXWS CALIBER HOME LOANS, INC., Plaintiff, vs. FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA AND MARIA MATOS, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2023, and entered in 2022CA002262CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and FELIX GAR-CIA RIVERA A/K/A FELIX GARICA RIVERA; MARIA MATOS; UN-KNOWN SPOUSE OF FELIX GAR-CIA RIVERA A/K/A FELIX GARICA RIVERA; UNKNOWN SPOUSE OF MARIA MATOS 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 April 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, MELODIE HILLS, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4641 IRENE LOOP, NEW PORT RICHEY, FL 34652

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 Richev, 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 7 day of March, 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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

22-050305 - RyC March 10, 17, 2023 23-00351P

FIRST INSERTION

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

2023CA000204CAAXES GROW FINANCIAL FEDERAL CREDIT UNION; Plaintiff, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF KIM M. DUNAWAY; A/K/A KIM DUNAWAY A/K/A KIM MARIE DUNAWAY; ANGELIQUE STEELE; LUCAS DUNAWAY; JOHN RAYMOND BRINKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KIM M. DUNAWAY A/K/A KIM DUNAWAY A/K/A KIM MARIE DUNAWAY; FOUNDATION FINANCE COMPANY LLC; SILVERLEAF AT SEVEN OAKS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY: UNKNOWN TENANT #2 IN POSSESSION OF

THE PROPERTY; Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIA-RIES. DEVISEES. SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST IN THE ESTATE OF KIM M. DUNAWAY A/K/A KIM DUNAWAY A/K/A KIM MARIE DU-NAWAY

Last Known Address IINKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, IN BLOCK 120, OF SIL-

VERLEAF AT SEVEN OAKS PARCEL S-14A, ACCORD-ING TO THE MAP OR PLAT IN PLAT BOOK 59, PAGE(S) 1 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

a/k/a 2929 BIRCHCREEK DR. WESLEY CHAPEL, FL 33544 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 4-10-23 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 demand in the complaint.

This notice is provided pursuant to

Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 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 noti-fication if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services..

WITNESS my hand and the seal of this Court this 3 day of March, 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court by: (SEAL) By: /s/ Patty Hoogewind

As Deputy Clerk Submitted by: Marinosci Law Group, P.C. Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971

23-00324P

FIRST INSERTION

NOTICE OF SALE velopment, Unknown Party#1 N/K/A PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO .: 51-2021-CA-002511 WS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY Foreclosure: AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff, vs.
IVA J. STOUT, et al, Defendant(s). COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2023, and entered in Case No. 51-2021-CA-002511 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance Of America Structured Securities Acquisition Trust 2018-HB1, is the Plaintiff and Iva J. Stout, United States of America Acting through Secretary of Housing and Urban DeJoseph Adkins, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www. pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 28, 2023 the following described property as set forth in said Final Judgment of

FIRST INSERTION

LOT 235, SEA RANCH ON THE GULF, FOURTH ADDI-TION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 38, PUBLIC RECORDS OF PASCO A/K/A 13706 LAGOON DRIVE

 ${\rm HUDSON\,FL\,34667}$

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

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

Public Information Dept., Pasco

County Government Center, 7530 Little Rd., New Port Richey, FL 34654

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

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide trans-

portation 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 01 day of March, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 21-006440 March 10, 17, 2023 23-00335P NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO .:

2020CA001863CAAXWS US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, v.

DENISE DENOVA, et, al., Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 2, 2023, issued in and for Pasco, Florida, in Case No. 2020CA001863CAAXWS, wherein US BANK TRUST NATION-AL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST is the Plaintiff, and DENISE DENOVA, KEY VISTA MASTER HOMEOWN-ERS ASSOCIATION, INC., KEY VIS-TA SINGLE FAMILY HOMEOWN-ERS ASSOCIATION, INC., SYNOVUS BANK, SUCCESSOR BY MERGER TO FLORIDA COMMUNITY BANK, NA-TIONAL ASSOCIATION, AS TRANS- FERFE OF ALL ASSETS FROM FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR CORTEZ COMMUNITY BANK. RECEIVER UNKNOWN SPOUSE OF DENISE DENOVA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants.

The Clerk of the Court, PASCO ${\tt CLERK\,OF\,COURT\text{-}EAST, will\,sell\,to}$ the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 6, 2023, at electronic sale beginning at 11:00 am, at www.pasco.realforeclose.com the following described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 232, KEY VISTA PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 45. PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 2521 Eagles Crest Court, Holiday, FL 34691

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.

March 10, 17, 2023

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) 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.

Dated: 3/7/2023 HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Service: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 March 10, 17, 2023 23-00348P

FIRST INSERTION

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

Case No. 2017CA002776CAAXES HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3, Plaintiff, vs.

John Rello a/k/a John J. Rello, et al.,

Defendants.NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2017CA002776CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 is the Plaintiff and John Rello a/k/a John J. Rello; Alisa Rello a/k/a Alisa A. Rello; Law Offices of Gerald R. Della Torre are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 25th day of April, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 5, A PORTION OF TRACTS

6 AND 7 AND THAT PORTION

OF THE VACATED RIGHT-OF-

6 AND 7, OF ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOL-LOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, IN PASCO COUNTY. FLORIDA, RUN SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 1262.18 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 10 MIN-UTES 16 SECONDS WEST, 15.00 FEET TO A POINT OF THE NORTH LINE OF TRACT 7 FOR A POINT OF BEGINNING: THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 150.00 FEET ALONG THE NORTH LINE OF TRACTS 6 AND 7; THENCE SOUTH 00 DEGREES 10 MIN-UTES 16 SECONDS WEST, 290.40 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 150.00 FEET: THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, 290.40 FEET TO THE POINT OF BEGINNING. AND

WAY LYING BETWEEN TRACTS

EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH OTHERS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COR-NER OF SAID SECTION 27; RUN SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST ALONG THE NORTH BOUND-ARY OF SAID SECTION 27, 1262.18 FEET: THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILEY HILL ROAD FOR A POINT OF BE-GINNING OF EASEMENT: THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 906.22 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 60.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST, 906.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAI-LEY HILL ROAD; THENCE SOUTH 89 DEGREES 48 MIN-UTES 12 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; SAID EASE MENT BEING A PORTION OF TRACTS 7, 10 AND 23 OF THE ABOVE DESCRIBED ZEPHY-RILLS COLONY COMPANY LANDS

Any person claiming an interest in the surplus from the sale, if any, other than

to Plaintiff's attorney, LEONARD H.

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev; (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 this 3rd day of March, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 14-F02617 23-00326P

March 10, 17, 2023

of Pasco County, Florida. Parcel Number: 11-25-20-0000-

00400-0000

transportation providers for information regarding transportation services.

> Clerk & Comptroller Clerk of the Circuit Court of Pasco County

LEONARD H. JOHNSON, ESQUIRE

JOHNSON POPE BOKOR RUPPEL & BURNS LLP attorneys for the Plaintiff TRUIST Place, 401 East Jackson Street, Suite 3100

lenj@jpfirm.com

THE DATE OF THE LIS PENDENS

If you are a person with a disability

who needs an accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact: Public Information Dept.,

Pasco County Government Center,

7530 Little Rd., New Port Richey, FL

34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext

8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be

initiated at least seven days before the

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled appear-

ance is less than seven days. The court

does not provide transportation and

cannot accommodate such requests.

Persons with disabilities needing trans-

portation to court should contact their

local public transportation providers

for information regarding transporta-

Dated this 1st day of March 2023.

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

By: /s/ Lindsay Maisonet, Esq.

Lindsay Maisonet, Esq.

Bar Number: 93156

23-00311P

tion services.

Submitted by:

P.O. Box 771270

De Cubas & Lewis, P.A.

Coral Springs, FL 33077

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

R. JUD. ADMIN 2.516

March 10, 17, 2023

19-00736

 MAY CLAIM THE SURPLUS.

BEING TOGETHER WITH AN FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 512023CA000072CAAXES

 $RDPD\ V, LLC,$ a Florida limited liability company, Plaintiff, v. E.R. SMITH A/K/A ERNEST R. SMITH: GEORGE COURY: REUBEN BROOKS; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; DAN MCKENZIE; MELBA DIX; E.G. STONE; MARYANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife: PLAZA PARK, INC., an involuntarily dissolved Florida corporation; GENEVIEVE CROOKS; JOHN K. KEYES; JAMES LILLY, TRUSTEE; BEN SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; ROY T. ANDERSON, OR HIS SUCCESSORS, TRUSTEE OF THE ROY T. ANDERSON TRUST U/ADATED DECEMBER 5, 1989: WALLACE CHRISTENSEN; E.C. WARD; H.C. WARD; J.A. JONES, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants,

RE-NOTICE OF FORECLOSURE

SALE IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.:

51-2019-CA-001384-CAAX-ES BAYVIEW LOAN SERVICING,

LLC N/K/A COMMUNITY LOAN

BENEFICIARIES, DEVISEES,

CREDITORS, TRUSTEES AND

AN INTEREST IN THE ESTATE

OF THEODORE J. DYKAS JR;

JUSTIN DYKAS; UNKNOWN

JR; UNKNOWN TENANT IN

PROPERTY,

Defendants.

ALL OTHERS WHO MAY CLAIM

SPOUSE OF THEODORE J. DYKAS

NOTICE IS HEREBY GIVEN pursu-

ant to an Order on Motion to Reset

Foreclosure Sale Date dated the 27th

day of February 2023, and entered in

Case No. 51-2019-CA-001384-CAAX-

ES, of the Circuit Court of the 6TH

Judicial Circuit in and for PASCO

County, Florida, wherein BAYVIEW

COMMUNITY LOAN SERVIC-ING, LLC. is the Plaintiff and UN-

KNOWN HEIRS, BENEFICIARIES,

DEVISEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF THEO-

DORE J. DYKAS JR JUSTIN DYKAS

UNKNOWN TENANT N/K/A TANYA

SERVICING, LLC N/K/A

POSSESSION OF THE SUBJECT

SERVICING, LLC.,

UNKNOWN HEIRS,

ASSIGNEES, LIENORS,

Defendants.

TO: Defendants, E.R. SMITH A/K/A ERNEST R. SMITH; REUBEN BROOKS; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. HANNA, JR.; ROBERT S. DIX; DAN MCKENZIE; MELBA DIX; E.G. STONE; MARYANN STONE; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; GENEVIEVE CROOKS; JAMES LILLY, TRUSTEE; BEN SUTTON; ELIZABETH T. SUT-TON; MOODY H. DAVIS and PA-TRICIA H. DAVIS, husband and wife; ROY T. ANDERSON, OR HIS SUC-CESSORS, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; J.A. JONES, and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real prop-

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any,

DYKAS; and UNKNOWN SPOUSE

OF THEODORE J. DYKAS JR IN POSSESSION OF THE

SUBJECT PROPERTY are defendants.

NIKKI ALVAREZ-SOWLES, ESQ as

the Clerk of the Circuit Court shall sell

to the highest and best bidder for cash,

on the 18th day of April 2023 at 11:00 AM on PASCO County's Public Auc-

tion website: www.pasco.realforeclose.

com, pursuant to judgment or order of

the Court, in accordance with Chap-

ter 45, Florida Statutes, the following

described property as set forth in said

COMMENCE AT THE SOUTH-

EAST CORNER OF THE SW

1/4 OF SECTION 20, TOWN-

SHIP 25 SOUTH, RANGE 22

EAST, PASCO COUNTY, FLOR-

IDA, THENCE ALONG THE

SOUTH LINE OF SAID SW

1/4, RUN NORTH 89°41'32" WEST, 783.0 FEET, THENCE

PARALLEL TO THE EAST LINE OF SAID SW 1/4, NORTH

0°20'02" WEST, 27.50 FEET TO

A WIRE FENCE FOR A POINT

OF BEGINNING: THENCE CONTINUE NORTH 0°20'02"

WEST, 628.50 FEET TO THE

NORTH LINE OF THE SOUTH

41 ACRES OF SAID SW 1/4,

THENCE ALONG SAID LINE

NORTH $89^{\circ}41'32''$ WEST, 346.0

FEET, THENCE SOUTH 0°20'02" EAST, 630.62 FEET

TO A FENCE LINE, THENCE ALONG SAID FENCE NORTH

89°57'23" EAST, 346.0 FEET

TO THE POINT OF BEGIN-

NING. CONTAINING 5.0

Final Judgment, to wit:

erty herein described.

JOHNSON, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUP-PEL & BURNS LLP, attorneys for the Plaintiff, RDPD V, LLC, a Florida limited liability company, whose address is TRUIST Place, 401 East Jackson Street, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com, telephone number (813) 225-2500 on or before April 10, 2023, and file the original with the Clerk of this Court either before service

demanded in the Verified Complaint for Partition of Mineral Interests. EXHIBIT A

on the Plaintiff's attorney or immedi-

ately thereafter; otherwise a default

will be entered against you for the relief

Parcel 1: The South 3/4 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 25 South, Range 20 East, Pasco County, Florida.

Parcel Number: 12-25-20-0000-01100-0000 Parcel 2:

The SE 1/4 of the NE 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County Florida. LESS AND EXCEPT any public road right of way. FURTHER LESS AND EX-CEPT the property described in Warranty Deed recorded in O.R. Book 34, Page 291, Public Records of Pasco County, Florida. FURTHER LESS AND EXCEPT maintained right of way for Mc-Cabe Road as depicted in Map Book 3, Page 27, Public Records of Pasco County, Florida.

FURTHER LESS AND EXCEPT the property described in Order of Taking recorded in O.R. Book

TOGETHER WITH AN IN-

GRESS-EGRESS EASEMENT OVER AND ACROSS THE

PARCEL: COMMENCE AT THE SOUTHEAST CORNER

OF THE SW 1/4 OF SECTION

20, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO

COUNTY, FLORIDA, THENCE

ALONG THE SOUTH LINE OF

SAID SW 1/4, RUN NORTH

89°41'32" WEST, 783.0 FEET,

THENCE PARALLEL TO THE

EAST LINE OF SAID SW 1/4

NORTH 0°20'02" WEST, 27.50

FEET TO A WIRE FENCE, THENCE ALONG SAID FENCE

SOUTH 89°57'23" WEST, 346.0

FEET FOR A POINT OF BE-

GINNING; THENCE CON-

TINUE SOUTH 89°57'23" WEST, 1589.16 FEET TO THE WEST LINE OF SAID SW

1/4, THENCE ALONG SAID

LINE NORTH 0°24'11" WEST, 25.0 FEET, THENCE NORTH

89°57'23" EAST, 1589.19 FEET,

THENCE SOUTH 0°20'02" EAST, 25.0 FEET TO THE

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED, IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF

POINT OF BEGINNING

DESCRIBED

FOLLOWING

FIRST INSERTION

9811, Page 2913, Public Records

If you are a person with a disability who needs any accommodation in or-der 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

DATED THIS day of MAR 02 2023. Nikki Alvarez-Sowles, Esquire,

(Seal) By: /s/ Patty Hoogewind As: Deputy Clerk

Tampa, Florida 33602

telephone number (813) 225-2500 March 10, 17, 2023 23-00318P

FIRST INSERTION

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

CASE No. 2023CA000l06CAAXWS BANK OF AMERICA, N.A., PLAINTIFF, VS. LUIS R. RODRIGUEZ, ET AL. DEFENDANT(S).

TO: LUIS R RODRIGUEZ A/K/A LUIS RAUL RODRIGUEZ RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 9331 Saint Regis Ln, Port Richey. FL 34668 TO: OLGA RODRIGUEZ RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 9331 Saint

Regis Ln, Port Richey, FL 34668 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:

LOT 223, EMBASSY HILLS UNIT I ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 86 OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA 03-10-2023 03-17-2023

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first

publication of this notice, either be-

fore April 10th, 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

Business Observer.

If you are a person with a disability who needs any accomodation 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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 trans-portation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date: March 6th, 2023

Clerk of the Circuit Court (SEAL) By: /s/ Brooklyn Horner Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC Attorneys for Plaintiff

1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, Our Case 22-001209-HELOC-F\ 2023CA000 106CAAXWS\BOA March 10, 17, 2023 23-00339P

SUBSEQUENT INSERTIONS

SECOND 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. $\sharp 1095, 21731$ 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/Furn. 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.

23-00302P March 3, 10, 2023

SECOND 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 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

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

March 3, 10, 2023 23-00292P

SECOND 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 REFORE 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 March 3, 2023 Personal Representative:

Robert Sean Elliott 1731 Bering Rd. Wesley Chapel, Florida 33543

Attorney for Personal Representative: Myrna Serrano Setty 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: info@serranosettv.com

March 3, 10, 2023 23-00293P



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

SECOND 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.

The 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

All creditors of the decedent and oth-

er 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

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

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Signed on this 17th day of February,

ERIC L. JACKSON

Personal Representative

6735 Tierra Linda Street

DATE OF DEATH IS BARRED.

notice is: March 3, 2023.

OF THIS NOTICE ON THEM.

SECOND 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 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 repre-

sentative'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 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: /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 $\hbox{E-Mail: rcburnettepa@gmail.com}\\$ 23-00301P March 3, 10, 2023

SECOND 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 VASILIOS 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

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 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 March 3, 10, 2023 23-00297P THIRD 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 Thanasides 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. 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 7530Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are

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

OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 Fore Ct.

Hudson, Florida 34667 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq FBN: 883591. 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmklaw.com Secondary Email: transcribe123@gmail.com

March 3, 10, 2023

THIRD 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 03-03-2023 03-17-2023

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 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 attornev 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: 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@beilandhay.com Secondary E-Mail:

elbeil@beilandhav.com

March 3, 10, 2023

SECOND INSERTION

PASCO COUNTY

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 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:

Name 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 OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 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 $(727)\ 846-6945\ Fax\ (727)\ 846-6953$ email:

sjonas@gulfcoastlegalcenters.com s/ Steven K. Jonas STEVEN K. JONAS, Esq. FBN: 0342180 March 3, 10, 2023 23-00307P

SECOND 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

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

ABOVE ESTATE:

such order are:

FRANCES PEREZ

NOTIFIED THAT:

Address 9555 ROLLING CIRCLE

SAN ANTONIO, FL 33576

ALL INTERESTED PERSONS ARE

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

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

Telephone: (727) 848-5997

E-Mail: peytonlaw@yahoo.com

23-00306P

7317 Little Road New Port Richey, FL 34654

Fax: (727) 848-4072

Secondary E-Mail: peytonlaw2@gmail.com

March 3, 10, 2023

DEATH IS BARRED.

Name

SECOND INSERTION

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 attornev 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 REEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S

The date of death of the decedent is December 28, 2022. The date of first publication of this notice is March 3, 2023.

/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

SECOND 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

The administration of the estate of

WANDA JOYCE CHAPEL, also known

as WANDA JOYCE ASHER CHAPEL.

deceased, whose date of death was Jan-

uary 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

All creditors of the decedent and oth-

er 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

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 SEC-

TION 733.702 WILL BE FOREVER

TIME PERIOD SET 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

Signed on this 13th day of February,

/s/ Larry J. Thomas

LARRY J. THOMAS

Personal Representative 4456 Rudder Way

New Port Richey, FL 34652

Attorney for Personal Representative

NOTWITHSTANDING

notice is: March 3, 2023.

/s/ Wavne R. Coulter

Florida Bar No. 114585

7920 U.S. Highway 19

March 3, 10, 2023

Delzer, Coulter & Bell, P.A.

Port Richey, FL 34668 Telephone: (727) 848-3404

Email: info@delzercoulter.com

23-00295P

Wayne R. Coulter

All other creditors of the decedent

OF THIS NOTICE ON THEM.

set forth below.

NOTICE.

BARRED.

BARRED.

2023.

Deceased.

Port Richey, FL 34668 Wayne R. Coulter

2023.

BARRED.

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

SECOND 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. 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 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, 2023.

NIKKI ALVAREZ-SOWLES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@association lawfl.com)Bar Number 56592 ${\bf Pasco\ Community\ Association,\ Inc.}$ 1964 Bayshore Boulevard, Suite A

Attorney for Plaintiff The Verandahs at Dunedin, Florida 34698 Telephone: (727) 738-1100 March 3, 10, 2023 23-00294P

CHECK OUT YOUR LEGAL NOTICES

23-00298P

floridapublicnotices.com



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



202 3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals Proposed Budgets and

Tax Rates

School District Reports

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

Mortgage Foreclosures

Name Changes

Divorces and Adoptions

Probate Rulings

Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



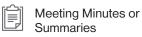
ypes Of Public Notices

Citizen Participation Notices

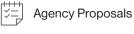
Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special Tax Districts



Tax Rates



School District Reports

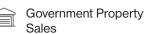


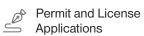
Zoning, Annexation and Land Use Changes

Commercial Notices

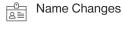


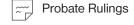


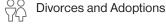




Mortgage Foreclosures









Stay Informed, It's Your Right to Know.

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