

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, FLORIDA 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 DECILLIS CONSTRUCTION INC, OWNER, 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.  
March 10, 2023 23-00322P

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

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

B41 Cameron Boone  
C88 Kayla Scozzafava  
C164 Leslie Corsini  
F20 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  
C23 Cathy Sargent  
C80 Savannah Pemberton  
March 10, 17, 2023 23-00342P

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  
March 10, 2023 23-00317P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 03/24/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 US 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 JTDBT12320229425 2002 TOYT  
March 10, 2023 23-00315P

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 household goods.  
Name Unit  
Edna Bordrick-Harris 260  
Kalliopi Lempidakis 193  
Melody Mickler 89  
Jayme Wells 21  
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 2023-2024 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 telephone.

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 time of the sale specified.

**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, NAKEITTTIA; 0A239 - Cappiello, Nick; 0B001 - Popovich, George; 0B002 - Popovich, George; 0C123 - russo, jean; 0C133 - Prescott, Logan; 0D001 - Popovich, George; 0D018 - Hernandez, Joseph; 0D030 - cash, kim; 0D046 - Burns, Melissa; 0E010 - schinkel, Tristan; 0E011 - Randall, Kimberly; 0E054 - hannah, Jovan; 0E055 - witz, Vincent; 0E060 - Saltee Beaches Apparel Reese, John; 0E155 - Smith, Angela; 0E220 - Osborn, Tina

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059**  
Time: 09:45 AM  
Sale to be held at www.storagetreasures.com.

1043 - Brown, Samantha; 1045 - lewandowski, 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 - Prophet, 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 - Petry, 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 # 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; 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, Jessica; 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 # 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 Real estate 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.  
March 10, 17, 2023 23-00314P

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 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 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 I402  
March 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.watarmatters.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 23-00316P

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, FL 33525, 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.watarmatters.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.watarmatters.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 23-00319P

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 telephone.

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  
Publication date: March 10, 2023 23-00333P

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 23-00353P

FIRST INSERTION

Notice is hereby given that CHRISTINA 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.  
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.  
March 10, 2023 23-00323P

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 23-00355P

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV20878\_V5

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

WITNESS, my hand and seal of this Court on this 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

## 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 set forth below.

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

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

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

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

The date of first publication of this notice is 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@beilandy.com

Secondary E-Mail:

elbeil@beilandy.com

March 10, 17, 2023 23-00338P

## 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 attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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@beilandy.com

Secondary E-Mail:

elbeil@beilandy.com

March 10, 17, 2023 23-00320P

## FIRST INSERTION

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

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

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

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

The date of first publication of this notice is 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

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

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

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

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

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

**Personal Representative:**

Fran M. Harvey

10916 Arroba Cove

New Port Richey, Florida 34655

Attorney for Personal Representative:

Ryan A. Doldridge, 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-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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Signed on this 17th day of February, 2023.

**TIGER DAVIS**

**Personal Representative**

1120 17th Street N, Apt. 1

St. Petersburg, FL 33713

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 23-00332P

## 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. HULBERT, ANNAMARIE

ANSETT-HULBERT and ANY

UNKNOWN OCCUPANTS

IN POSSESSION,  
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this case, 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.real-foreclose.com, at 11:00 A.M. on April 3, 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 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 23-00331P

**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

FLORIDA'S NEWS PAPER FOR THE C-SOUTH  
**Business  
Observer**  
LVZ0878\_V5

FIRST INSERTION

**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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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:  
jriviera@hnh-law.com  
March 10, 17, 2023 23-00350P

FIRST INSERTION

**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 TILLIE 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 below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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:  
angelica@srblawyers.com  
March 10, 17, 2023 23-00349P

FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-258  
IN RE: ESTATE OF  
JOSEPHINE K. ZANGRILLI,  
Deceased.**

The administration of the estate of JOSEPHINE 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Signed on this 15th day of February, 2023.  
**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



**Are internet-only legal notices sufficient?**

**A**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 fulfill all of those standards.

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

**A**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.

**How much do legal notices cost?**

**A**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](http://www.floridapublicnotices.com).

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

**Who benefits from legal notices?**

**A**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**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

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

if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney...

FIRST INSERTION

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

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

FIRST INSERTION

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

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

FIRST INSERTION

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

SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; LESS THE WESTERLY 25 FEET THEREOF FOR ROADWAY PURPOSES.

FIRST INSERTION

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

THEREOF AS RECORDED IN PLAT BOOK 41, PAGE(S) 125 THROUGH 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION

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

a/k/a 2929 BIRCHCREAK 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,

FIRST INSERTION

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

velopment, Unknown Party#1 N/K/A Joseph 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 Foreclosure:

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

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

FEREE OF ALL ASSETS FROM FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR CORTEZ COMMUNITY BANK, UNKNOWN SPOUSE OF DENISE DENOVA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants.

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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-

WAY LYING BETWEEN TRACTS 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 FOLLOWS: 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 MINUTES 16 SECONDS WEST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILEY HILL ROAD FOR A POINT OF BEGINNING 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 BAILEY HILL ROAD; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 25.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 906.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILEY HILL ROAD; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 150.00 FEET ALONG THE NORTH LINE OF TRACTS 6 AND 7; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 150.00 FEET ALONG THE NORTH LINE OF TRACTS 6 AND 7; THENCE SOUTH 00 DEGREES 10 MINUTES 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 BEING TOGETHER WITH AN

EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH OTHERS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; RUN SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, ALONG THE NORTH BOUNDARY 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 BEGINNING 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 BAILEY HILL ROAD; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 60.00 FEET TO THE POINT OF BEGINNING; SAID EASEMENT BEING A PORTION OF TRACTS 7, 10 AND 23 OF THE ABOVE DESCRIBED ZEPHYRHILLS COLONY COMPANY LANDS

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

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

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

Dated this 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, Esq.  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 14-F02617  
March 10, 17, 2023 23-00326P

FIRST INSERTION

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

CASE NO. 2023CA000106CAAXWS  
**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 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11 AT PAGE 86 OF THE PUBLIC RECORDS OF PASCO COUNTY, 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 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 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 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.  
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 2023CA000106CAAXWS\BOA March 10, 17, 2023 23-00339P

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, vs. E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE COURJ; 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; 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/A DATED 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, Defendants.**

TO: Defendants, E.R. SMITH A/K/A ERNEST R. SMITH; 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; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; GENEVIEVE CROOKS; JAMES LILLY, TRUSTEE; BEN SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; ROY T. ANDERSON, OR HIS SUCCESSORS, 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 all other parties having or claiming to have any right, title or interest in the real property herein described.

YOU ARE HEREBY NOTIFIED that a Verified Complaint 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,

to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & 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 on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests.

EXHIBIT A

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 EXCEPT 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 McCabe 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

9811, Page 2913, Public Records of Pasco County, Florida.  
Parcel Number: 11-25-20-0000-00400-0000

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

DATED THIS day of MAR 02 2023.  
Nikki Alvarez-Sowles, Esquire, Clerk & Comptroller Clerk of the Circuit Court of Pasco County (Seal) By: /s/ Patty Hoogewind As: Deputy Clerk LEONARD H. JOHNSON, ESQUIRE JOHNSON POPE BOKOR RUPPEL & BURNS LLP attorneys for the Plaintiff TRUIST Place, 401 East Jackson Street, Suite 3100 Tampa, Florida 33602 lenj@jpfirm.com telephone number (813) 225-2500 March 10, 17, 2023 23-00318P

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.

#1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185 Cody Migatz: Hsls gds/Furn; Anthony Cozzitorto: Hsls gds/Furn; Deanna Quillin: Hsls gds/Furn; Darren Kanhai: Hsls 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.  
March 3, 10, 2023 23-00302P

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 not-for-profit corporation, Plaintiff, vs.**

**ESTATE OF VICTOR R. POLLARD, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**  
TO: ESTATE OF VICTOR R. POLLARD and ANY AND ALL UNKNOWN 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 CONDOMINIUM IV ASSOCIATION, INC., herein in the following described property:  
UNIT 35-A, TIMBER OAKS FAIRWAY VILLAS, CONDOMINIUM IV, according to the Declaration of Condominium thereof, and a percentage in the common elements

appurtenant thereto, as recorded in O.R. Book 997, Page 1015, and subsequent amendments thereto, and as recorded in Plat Book 17, Pages 12-15, of the Public Records of Pasco County, Florida. With the following street address: 8131 Bugle Court, Unit 1, Port Richey, Florida, 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg, Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. 03-03-2023 03-10-2023

WITNESS my hand and the seal of this Court on 23rd day of February 2023.

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

Greenberg Nikoloff P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 March 3, 10, 2023 23-00292P

SECOND INSERTION

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

The administration of the estate of Madelle R. Becker, deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative: Robert Sean Elliott 1731 Bering Rd.**

**Wesley Chapel, Florida 33543** Attorney for Personal Representative: Myrna Serrano Setty Attorney Florida Bar Number: 110636 P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 Fax: (813) 501-1405 E-Mail: mss@serranosetty.com Secondary E-Mail: info@serranosetty.com March 3, 10, 2023 23-00293P

FIRST INSERTION

**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 SERVICING, LLC., Plaintiff, vs.**

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE J. DYKAS JR; JUSTIN DYKAS; UNKNOWN SPOUSE OF THEODORE J. DYKAS JR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant 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 LOAN SERVICING, LLC N/K/A COMMUNITY LOAN SERVICING, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE J. DYKAS JR JUSTIN DYKAS UNKNOWN TENANT N/K/A TANYA

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 Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

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 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°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 BEGINNING. CONTAINING 5.0 ACRES

TOGETHER WITH AN INGRESS-EGRESS EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED 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 BEGINNING; THENCE CONTINUE 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 POINT OF BEGINNING

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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

THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 1st day of March 2023.

By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 19-00736 March 10, 17, 2023 23-00311P



**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. 512022CP001831CPAXWS Division Probate IN RE: ESTATE OF LLOYD GERALD CAMPBELL Deceased.

The administration of the estate of Lloyd Gerald Campbell, deceased, whose date of death was October 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

/s/ Robert C. Burnette Robert C. Burnette, Esquire Attorney for Personal Representative: /s/ Robert C Burnette Robert C Burnette, Attorney Florida Bar Number: 0159816 5710 Gall Boulevard, Suite C Zephyrhills, FL 33542 Telephone: (813) 788-6800 Fax: (813) 322-3588 E-Mail: rcburnettepa@gmail.com March 3, 10, 2023 23-00301P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002108CPAXWS Division: 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 set forth below.

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

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

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

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

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

Personal Representative:

Elizabeth Montalvo 14038 Fore Ct. Hudson, Florida 34667 Attorney for Personal Representative: /s/ N. Michael Kousskoutis N. Michael Kousskoutis, Esq. FBN: 883591. 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmkllaw.com Secondary Email: transcribe123@gmail.com March 3, 10, 2023 23-00298P

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 51-2020-DR-003357-ES SARRINA MOSELEY, Petitioner, v. 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 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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@beilandhay.com March 3, 10, 2023 23-00296P

THIRD INSERTION

NOTICE OF ACTION Termination of Parental Rights 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 PARENTAL 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 March 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 attorney are set forth below.

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

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

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

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

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

Personal Representative:

Francis Perez 9555 ROLLING CIRCLE SAN ANTONIO, FL 33576 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2023-CP-000285-WS In Re The Estate Of: VERMELL J. ALBERT, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of VERMELL J. ALBERT, deceased, File Number 23-CP-000285-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was July 31, 2022; that the total value of the estate is \$100.00 and that the names and address of those to whom it has been assigned by such order are:

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

The date of first publication of this Notice is 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 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number 23-CP-0153 IN RE: ESTATE OF TERESE ANN GEOGHEGAN, Deceased.

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

If you have been served with a copy of this notice and you have any claim or determined against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your with the court ON OR BEFORE 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 AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

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

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

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

Signed on this 17th day of February,

ERIC L. JACKSON Personal Representative 6735 Tierra Linda Street Port Richey, FL 34668 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com March 3, 10, 2023 23-00300P

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 transportation services.

The date of first publication of this notice is: March 3, 2023. Signed on this 13th day of February, 2023.

/s/ Larry J. Thomas

LARRY J. THOMAS Personal Representative 4456 Rudder Way New Port Richey, FL 34652 /s/ Wayne R. Coulter Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com March 3, 10, 2023 23-00295P

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

10/20/2020 7:07

# 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



## 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 and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

#### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

#### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto: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.

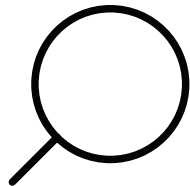


### Citizens continue to learn about vital civic matters from newspaper notices.

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

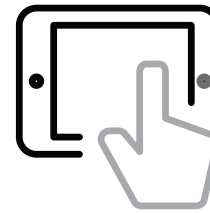
### Verifying publication is difficult-to-impossible on the web.

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 high-speed 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.



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