

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Asturia Community Development District ("District") hereby gives notice of its intention to develop rates, fees, and charges related to use of the District's property for construction access ("Rates and Fees") under the District's Policy for Use of District Property ("Policy").

The purpose and effect of the Rates and Fees is to provide for efficient District operations relating to the proper operation and maintenance of the District's property and improvements, and other maintenance obligations as provided for in Section 190.035, Florida Statutes. Legal authority for the Rates and Fees includes Sections 190.035, 190.011(5), 190.011(10), 120.54, 120.69 and 120.81, Florida Statutes.

A public hearing on the adoption of the proposed Rates and Fees will be conducted by the District on April 25, 2023 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556. A preliminary copy of the proposed Rates and Fees, as well as the Policy may be obtained, without cost, by contacting the District Manager, DPGF Management and Consulting, LLC, at 250 International Parkway, Suite 208, Lake Mary, FL 32746, or by phone at 321-263-0132 x285 during business hours.

District Manager  
Asturia Community Development District  
March 17, 2023

23-00373P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Asturia Community Development District will hold their regular monthly meeting on Tuesday, March 28, 2023 at 6:00 p.m., at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website <https://www.asturiacdd.org/> or contact the District Manager, Tish Dobson, at [tdobson@dpfgmc.com](mailto:tdobson@dpfgmc.com) beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o DPGF Management & Consulting, LLC, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-285, or [tdobson@dpfgmc.com](mailto:tdobson@dpfgmc.com) or on the District's website <https://www.asturiacdd.org/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings 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 such appeal is to be based.

Tish Dobson, District Manager

March 17, 2024

23-00374P

FIRST INSERTION

Notice is hereby given that DAPHNE MARCINIAK, OWNER, desiring to engage in business under the fictitious name of TREASURE SEEKER located at 38824 RAISER RD, DADE CITY, FLORIDA 33525 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 17, 2023 23-00382P

FIRST INSERTION

Notice Is Hereby Given that MC Medical LLC, 7745 Gall Boulevard Unit 1, Zephyrhills, FL 33541, desiring to engage in business under the fictitious name of Walmart Health #706, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

March 17, 2023 23-00359P

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 04/01/2023 at 09:00 AM the following vehicle(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

- 3TMCZ5ANXKM230073
- 2019 TOYOTA
- 4CL2F272172319127
- 2007 FLEETWOOD
- 1B3EL36X44N190611 2005 DODG
- 1G1YY3186GJ5100179 1988 CHEV
- 1N4AL1D76C271041 2006 NISS
- 1N6SD11S5VC414784 1997 NISS
- 2D4GP44L24R566682 2004 CHRY
- 31124619 1948 DODG
- 5NPET46C28H383735 2008 HYUN

March 17, 2023 23-00385P

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 MEDISTATS located at 25033 Oaks Blvd, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 13th day of March, 2023.  
Christina M Rastom  
March 17, 2023 23-00380P

FIRST INSERTION

NOTICE is hereby given that DAVID MORERA, OWNER, desiring to engage in business under the fictitious name of TICO SCUBA CO. located at 21842 PRISTINE LAKE BLVD, LAND O LAKES, FLORIDA 34637 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 17, 2023 23-00383P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-230 IN RE: ESTATE OF KINLEY DAWNE EDWARDS, Deceased.

The administration of the estate of KINLEY DAWNE EDWARDS, deceased, whose date of death was December 31, 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 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 17, 2023.

**Personal Representative:**  
**JONATHAN EDWARDS**  
Personal Representative  
2879 Suncoast Blend Drive  
Odessa, FL 33556

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:  
[jrivera@hnh-law.com](mailto:jrivera@hnh-law.com)  
March 17, 24, 2023 23-00381P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-00270-WS IN RE: ESTATE OF SULTANA JEVELEKIDES Deceased.

The administration of the estate of SULTANA JEVELEKIDES, deceased, whose date of death was July 18, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Pasco County Clerk of the Court, P.O. Box 338, New Port Richey, FL 34656-0338, Attn: Probate. 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 17, 2023.

**Personal Representative:**  
**Despina Jevlekides**  
3 Hamilton Street  
Binghamton, New York 13905

Attorney for Personal Representative:  
/s/ Spiro J. Verras  
Spiro J. Verras, Esq.

Attorney  
Florida Bar Number: 479240  
Verras Law, P.A.  
31640 U.S. Highway 19 N., Suite 4  
Palm Harbor, Florida 34684  
Telephone: (727) 493-2900  
Fax: (888) 908-5750  
E-Mail: [spiro@verras-law.com](mailto:spiro@verras-law.com)  
Secondary E-Mail:  
[contact@verras-law.com](mailto:contact@verras-law.com)  
March 17, 24, 2023 23-00377P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-178 IN RE: ESTATE OF WILLIAM ROMIG Deceased.

The administration of the estate of WILLIAM ROMIG, deceased, whose date of death was January 30, 2023, 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 17, 2023.

**Personal Representative:**  
**MARY ANDERSEN**  
7345 Cedar Point Drive  
New Port Richey, FL 34653

Attorney for Personal Representative:  
/s/ N. Michael Kouskoutis  
N. Michael Kouskoutis, Esq.  
FBN: 883591.  
623 E. Tarpon Avenue, Suite A  
Tarpon Springs, FL 34689  
Telephone: 727/942-3631  
Facsimile: 727/937-5453  
Email: [nmk@nmklaw.com](mailto:nmk@nmklaw.com)  
Secondary Email:  
[transcribe123@gmail.com](mailto:transcribe123@gmail.com)  
March 17, 24, 2023 23-00363P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-00133 Division PASCO IN RE: ESTATE OF ROBERT R. RUSSELL A/K/A ROBERT R. RUSSELL, JR., Deceased.

The administration of the estate of ROBERT R. RUSSELL A/K/A ROBERT R. RUSSELL, JR., deceased, whose date of death was September 28, 2021, 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 17, 2023 and March 24, 2023.

**Personal Representative:**  
/s/ Jeanette M. Welsh  
**JEANETTE M. WELSH**

Attorney for Personal Representative:  
/s/ Cheryl A. Ward  
CHERYL A. WARD, ESQUIRE  
Florida Bar Number: 01003828  
LAW FIRM OF CHERYL A. WARD  
935 N. Beneva Rd, Ste. 609 #19  
Sarasota, FL 34232  
Telephone: (311) 372-8177  
E-Mail 1: [Cheryl@cawlawoffice.com](mailto:Cheryl@cawlawoffice.com)  
E-Mail 2: [eservice@cawlawoffice.com](mailto:eservice@cawlawoffice.com)  
E-Mail 3: [paralegal@cawlawoffice.com](mailto:paralegal@cawlawoffice.com)  
March 17, 24, 2023 23-00364P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP001748 Division Probate IN RE: ESTATE OF JOHN D PITTMAN Deceased.

The administration of the estate of John D Pittman, deceased, whose date of death was April 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2023.

**Personal Representative:**  
/s/ Stephanie Princip  
**Stephanie Princip**  
109 Sutters Place Ct.  
Winston Salem, NC 27104

Attorney for Personal Representative:  
/s/ David R. McCallister  
David R. McCallister  
E-mail Addresses:  
[davidmccallister@hotmail.com](mailto:davidmccallister@hotmail.com)  
Florida Bar No. 724637  
David R. McCallister, Attorney at Law  
13742 17th St  
Dade City, Florida 33525  
Telephone: (813) 973-4319  
March 17, 24, 2023 23-00371P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0363-WS IN RE: ESTATE OF LYLE F. WORLOCK a/k/a LYLE FRANCIS WORLOCK Deceased.

The administration of the estate of Lyle F. Worlock a/k/a Lyle Francis Worlock, deceased, whose date of death was February 4, 2023, 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 17, 2023.

**Personal Representative:**  
**Jewel M. Hodge**  
4132 Stratford Drive  
New Port Richey, Florida 34652

Attorney for Personal Representative:  
Ryan A. Doddridge, Esq., Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail:  
[Ryan@FLProbateTrustLaw.com](mailto:Ryan@FLProbateTrustLaw.com)  
Secondary E-Mail:  
[Stacey@FLProbateTrustLaw.com](mailto:Stacey@FLProbateTrustLaw.com)  
March 17, 24, 2023 23-00369P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 512023CP000137CPAXES IN RE: THE ESTATE OF EDWIN HOWARD MOODY, JR.A/K/A EDWIN H. MOODY, JR., Deceased.

The administration of the Estate of Edwin Howard Moody, Jr. a/k/a Edwin H. Moody, Jr, deceased, whose date of death was May 7, 2022, File Number 512023CP000137CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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, including unmaturred, contingent or unliquidated claims, 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 17, 2023.

**Personal Representative:**  
**HELEN MOODY**  
**Personal Representative**  
6148 Weatherwood Circle  
Wesley Chapel, FL 33554

Attorney for Personal Representative  
Jerrold Slutzky, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 95747  
Slutzky Law Firm  
853 Main Street, Suite A  
Safety Harbor, FL 34695  
Telephone: (727) 475-6200  
Email: [jerrylslulaw@gmail.com](mailto:jerrylslulaw@gmail.com)  
March 17, 24, 2023 23-00370P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 2022CP001936CPAWS IN RE: ESTATE OF RICHARD W. CONKLIN, Deceased.

The administration of the Estate of RICHARD W. CONKLIN, Deceased, whose date of death was September 30, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is March 17, 2023.

**Personal Representative:**  
**Carolyn L. Genter**  
60 Lori Street  
Inglis, Florida 34449

Attorney for Personal Representative:  
S. Michael Mountjoy  
BRADSHAW & MOUNTJOY, P.A.  
209 Courthouse Square  
Inverness, Florida 34450  
Telephone (352) 726-1211  
Facsimile (352) 726-3180  
March 17, 24, 2023 23-00378P

SAVE TIME



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV20906\_3/23



FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA000411CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND S. LEONARDI, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF RAYMOND S. LEONARDI, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. 03-17-2023 03-24-2023 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 575, THE LAKES UNIT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGES 20 THROUGH 22, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before APRIL 17th, 2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7

days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at County, Florida, this 9th day of March, 2023. CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Brooklyn Horner DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-091475 March 17, 24, 2023 23-00365P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0267-WS IN RE: ESTATE OF ELLA J. MAYSILLES A/K/A ELLA JEAN MAYSILLES Deceased. The administration of the estate of Ella J. Maysilles a/k/a Ella Jean Maysilles, deceased, whose date of death was September 10, 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 17, 2023. Personal Representative: /s/ Daniel B. Maysilles Daniel B. Maysilles 6134 Oak Ridge Avenue New Port Richey, Florida 34653 Attorney for Personal Representative: /s/ Ryan A. Doddridge Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatestrustlaw.com Secondary-E-Mail: michelle@flprobatestrustlaw.com March 17, 24, 2023 23-00372P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2023-CP-000416-WS In Re The Estate Of: JAMES W. HANLON, Deceased The administration of the estate of JAMES W. HANLON, deceased, whose date of death was December 20, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 the first publication of this notice is March 17, 2023. WAYNE R. TRUMAN, JR. - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 March 17, 24, 2023 23-00379P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2021-CA-002517 WS BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST WALTRUD FARRIN AKA WALTRUD B. FARRIN, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 27, 2023, and entered in Case No. 51-2021-CA-002517 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Waltrud Farrin aka Waltrud B. Farrin, deceased, Patricia Ann Glidden, Sheila Gorman, Richard Farrin, 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 April 3, 2023 the following described property as set forth in said Final Judgment of Foreclosure: LOT 601, BEAR CREEK SUBDIVISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 135, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 11320 BROWN BEAR LANE PORT RICHEY FL 34668 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide 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 06 day of March, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 1066621 Justin Ritchie, Esq. CT - 21-006437 March 17, 24, 2023 23-00368P

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2022-CC-004310 CAV HOMEOWNERS COOPERATIVE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DECEASED, UNKNOWN TENANT(S), Defendants. TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DECEASED LAST KNOWN ADDRESS: 6446 Wayside Lane Zephyrhills, FL 33542 CURRENT ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in PASCO County, Florida: UNIT #R-000181, OF COUNTRY AIRE VILLAGE, A COOPERATIVE, ACCORDING TO EXHIBIT "A", PLOT PLAN OF THE MASTER PROPRIETARY LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 1463, PAGES 0789-0819, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6446 Wayside

Lane Zephyrhills, FL 33542 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Association Assessment Attorneys, P.A., Plaintiff's attorney, whose address is 111 2nd Ave. N.E. Suite 539, St. Petersburg, Florida 33701, within thirty (30) days 3-17-23 of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each 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 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. Dated this 9th day of March, 2023. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) BY: /s/ Patty Hoogewind As Deputy Clerk Robert Todd, Esq. Association Assessment Attorneys, PA 111 2nd Ave. N.E. Suite 539 St. Petersburg, FL 33701 March 17, 24, 2023 23-00361P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2018-CA-000451 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, v. MILDRED CAVILLE, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 1, 2023, issued in and for Pasco, Florida, in Case No. 2018-CA-000451 wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and MILDRED CAVILLE and POINT WEST CONDOMINIUM ASSOCIATION are the Defendants. The Clerk of the Court, PASCO CLERK OF COURT-EAST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 5, 2023, at electronic sale beginning at 11:00 am, at www.pasco.realforeclose.com the following described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: CONDOMINIUM UNIT NO. A-1, BUILDING 167, POINT WEST CONDOMINIUM, TOGETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF POINTE WEST CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 319, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA, AND ALL SUBSEQUENT AMENDMENTS THERETO, (FORMERLY DESCRIBED AS UNIT 167, OF BUILDING A, PARADISE POINTE WEST GROUP NO. 1) Property Address: 11348 Cherry Way Lane, New Port Richey, FL 34654 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 13 day of March, 2023. Respectfully submitted, HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Carly S. Turtz Carly S. Turtz, Esq. Florida Bar No.: 1018464 E-Mail: Carly@HowardLaw.com March 17, 24, 2023 23-00375P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2022CA002235CAAXES PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 3rd day of March 2023, and entered in Case No. 2022CA-002235CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein PINGORA LOAN SERVICING, LLC is the Plaintiff and ISAAC NEWTON CRISTAN E. NEWTON UNKNOWN SPOUSE OF ISAAC NEWTON; and UNKNOWN TENANT 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 4th 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: LOT 37, BLOCK 15, OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 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 8th day of March 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida 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 22-01334 March 17, 24, 2023 23-00358P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2023CP000329 IN RE: THE ESTATE OF SOPHIA ROUSSOS, a/k/a Sophie Roussos, a/k/a Sophia Vazaio, Deceased. The administration of the estate of SOPHIA ROUSSOS, a/k/a Sophie Roussos, a/k/a Sophia Vazaio, deceased, whose date of death was January 31, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the West Pasco Judicial Center, 7530 Little Rd., 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 17, 2023. /s/ Stavroula Portera STAVROULA PORTERA Personal Representative Attorney for Personal Representative: /s/ Steven Meiller STEVEN TRABAYKO MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative, STAVROULA PORTERA March 17, 24, 2023 23-00384P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

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PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

Email legal@businessobserverfl.com



NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

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

Case #: 2022CA002657CAAXES DIVISION: J4

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1 Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Chul S. Han a/k/a Chul Soo Han, Deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant (s); Sung Hee-Han-Hong a/k/a Sung Hee Han Hong a/k/a Sung Hee Hong f/k/a Sung Hong; Ah Lyum Han a/k/a Autumn Han; Sang Beom Han a/k/a James Han; Unknown Spouse of Sang Hoon Han a/k/a Sang H. Han a/k/a Sang Han; State of Florida Department of Revenue; Seven Oaks Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

Unknown Spouse of Sung Hee Han Hong a/k/a Sung Hee Han Hong a/k/a Sung Hee Hong f/k/a Sung Hong; Unknown Spouse of Ah Lyum Han a/k/a Autumn Han; Unknown Spouse of Sang Beom Han a/k/a James Han; Unknown Spouse of Sang Hoon Han a/k/a Sang H. Han a/k/a Sang Han; State of Florida Department of Revenue; Seven Oaks Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

Under, Against The Named Defendant (s);: LAST KNOWN ADDRESS: UNKNOWN, Ah Lyum Han a/k/a Autumn Han: LAST KNOWN ADDRESS: 3411 Southwest 92nd Street, Gainesville, FL 32608 and Unknown Spouse of Ah Lyum Han a/k/a Autumn Han: LAST KNOWN ADDRESS: 3411 Southwest 92nd Street, Gainesville, FL 32608 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

property, lying and being and situated in Pasco County, Florida, more particularly described as follows: LOT 26, BLOCK 51, SEVEN OAKS PARCEL S-4A/S-4B/S-5B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 100 THROUGH 114, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 3533 Hickory Hammock Loop, Wesley Chapel, FL 33544-7305. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 4-17-23 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired call 711. WITNESS my hand and seal of this Court on the 9th day of March, 2023. Dated this day of AUG 03 2022. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Patty Hoogewind Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 22-326912 FCO1 WNI March 17, 24, 2023 23-00360P

FIRST INSERTION

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

CASE NO.: 51-2021-CA-001752-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERRY L. TADLOCK; BEACON WOODS EAST HOMEOWNERS' ASSOCIATION, INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; MEB LOAN TRUST II; UNKNOWN BENEFICIARIES AS TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995; UNKNOWN SPOUSE OF GERRY L. TADLOCK; UNKNOWN SUCCESSOR TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 27th day of February 2023, and entered in Case No. 51-2021-CA-001752-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERRY L. TADLOCK BEACON WOODS EAST HOMEOWNERS' ASSOCIATION, INC. BEACON WOODS EAST MASTER ASSOCIATION, INC. MEB LOAN TRUST II TERRI BISCHOFF DIXIE EVANS DAVID MICHAEL LEWELLYN HEATHER PIERMATTEI F/K/A HEATHER DUGGER VELDA ROBERTS UNKNOWN BENEFICIARIES AS TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995 UNKNOWN SPOUSE OF GERRY L. TADLOCK UNKNOWN SUCCESSOR TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995 LAURIE WILLIAMS F/K/A LAURIE LEWELLYN; and RODERICK WISE UNKNOWN TENANT 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 3rd 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: LOT 471, RAVENWOOD VILLAGE, UNIT 2-B, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 21 PAGES 139-144, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 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 9th day of March 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida 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 21-00276 March 17, 24, 2023 23-00362P

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA002529CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A HUNT, DECEASED, et. al. Defendant(s), TO: TAMMY HUNT-DAVIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1435, BEACON WOODS VILLAGE SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 03-17-2023 03-24-2023 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before APRIL 17th,

2023 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at County, Florida, this 13th day of March, 2023. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT BY: /s/ Brooklyn Horner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-053699 March 17, 24, 2023 23-00376P

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.: 2022-CA-002076 VERTICAL CAPITAL INCOME FUND, Plaintiff(s), v. FERNANDO CORONA; UNKNOWN SPOUSE OF FERNANDO CORONA; ROSE LAND AND FINANCE CORP., A MICHIGAN CORPORATION; ROSE ACCEPTANCE, INC., A MICHIGAN CORPORATION; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2, et., al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure In Rem entered on the 2nd day of February 2023, in Case No.: 2022-CA-002076, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein VERTICAL CAPITAL INCOME FUND, is the Plaintiff and FERNANDO CORONA; UNKNOWN SPOUSE OF FERNANDO CORONA; ROSE LAND AND FINANCE CORP., A MICHIGAN CORPORATION; ROSE ACCEPTANCE, INC., A MICHIGAN CORPORATION; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 3rd day of April 2023, the following described property as set forth in said Final Judgment, to wit: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION

34, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE ALONG SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, RUN NORTH 89°52'00" WEST, 166.05 FEET, THENCE RUN NORTH 00°00'14" EAST, 1101.65 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 00°00'14" EAST, 231.35 FEET, THENCE RUN SOUTH 89°52'00" EAST, 166.00 FEET, THENCE RUN SOUTH 222.92 FEET, THENCE RUN SOUTH 87°13'28" WEST, 166.20 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34, THENCE RUN NORTH 89°52'00" WEST, 151.05 FEET, THENCE RUN NORTH 00°00'14" EAST, 20.00 FEET, FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°00'14" EAST, 1004.04 FEET, THENCE RUN NORTH 89°59'46" WEST, 5.65 FEET, THENCE RUN NORTH 03°59'30" WEST, 52.20 FEET; THENCE RUN NORTH 83°51'53" EAST, 9.30 FEET, THENCE RUN NORTH 00°00'02" EAST, 25.30 FEET, THENCE RUN SOUTH 87°13'28" WEST, 30.00 FEET, THENCE RUN SOUTH 00°00'14" WEST, 1080.89 FEET, THENCE RUN SOUTH 89°52'00" EAST, 30.00 FEET, TO THE POINT OF BEGIN-

NING. Property Address: 19200 AD-IRONDAK TERRACE, DADE CITY, FL 33523 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 6th day of March 2023 By: /s/ David Dilts David Dilts, Esq. Bar Number: 68615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 20-04437-1 March 17, 24, 2023 23-00367P

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA000408CAAXWS SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN D. GEORGE, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN D. GEORGE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: ALL THAT CERTAIN LAND SITUATED IN PASCO COUNTY, FLORIDA, VIZ: LOT 478, BEACON WOODS VILLAGE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-17-23/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at County, Florida, this 9th day of March, 2023. CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-075395 March 17, 24, 2023 23-00366P





FIRST INSERTION

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

CASE NO.: 2022-CA-003292  
MAGELLAN'S LOOT 1960 LLC, Plaintiff, vs.

JESSIE SCOTT, Defendant(s),

NOTICE is hereby given that a civil action commenced on February 7, 2023 and is now pending as case number 2022-CA-003292 in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is: JESSIE SCOTT 7501 St. Luke Road Land O'Lakes, Florida 34638 and the nature of the proceeding is a Foreclosure on Real Property - Non-Homestead \$1 - \$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Legal Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, John Paul Green, whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after 4-17-23 the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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 the seal of said court of Pasco County, Florida on the 9th day of March, 2023.

NIKKI ALVAREZ-SOWLES, ESQ. AS CLERK OF THE COURT (SEAL) BY /s/ Patty Hoogewind As Deputy Clerk

/s/ John Paul Green John Paul Green, Esq. Florida Bar No.: 1022328 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: ESERVICE@hacheylawpa.com Mar. 17, 24, 31; Apr. 7, 2023

23-00356P

FIRST INSERTION

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

CASE NO.: 2023 CA 000361  
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

THE ESTATE OF FLORENCE E. TOUCHTON A/K/A FLORENCE ELIZABETH TOUCHTON, et al., Defendant(s).

TO: The Estate of Florence E. Touchton a/k/a Florence Elizabeth Touchton, Deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 40, HOLIDAY LAKE ESTATES, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 17th, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

mandated in the complaint or petition. 03-17-2023 03-24-2023

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

Dated on March 8th, 2023.

As Clerk of the Court (SEAL) By: /s/ Brooklyn Horner As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-798B Ref# 3491 March 17, 24, 2023 23-00357P

SUBSEQUENT INSERTIONS

FOURTH 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} Feb. 24; Mar. 3, 10, 17, 2023 23-00266P

FOURTH 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 SABRINA 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 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 before 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.

Dated: 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

SECOND 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.storage-treasures.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.storage-treasures.com.** 0A107 - Cullin, Lisa; 0A160 - Popovich, George; 0A172 - MATHIS, TAKEITIA; 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.storage-treasures.com.** 1043 - Brown, Samantha; 1045 - levandowski, Kayla; 1072 - Linzy, Amirah; 1089 - Jr, Wagner Lima; 1115 - Celluzzi, Anthony; 1152 - Hughes, Monique; 1166 - Simmons, Tiffani; 1183 - Furchak, Dana; 1217 - Kraut, Heidi; 1221 - Kumis, Justin; 2004 - Atwater, Rosemary; 2020 - Green, Nikki; 2023 - Valentino, Brianna; 2035 - Burrill, Brenda; 2056 - burrauno, jillian; 2108 - Konwicki, Samantha; 2150 - Jones, Miki; 2154 - De Jesus, Tyshina; 2173 - Divorl, Elizabeth; 2178 - Flack- Machuta, Marylynn; 2201 - Dyer, Charlene; 2218 - Piper, Laurie; 3004 - Fernandez, Dulce; 3005 - Cruz, Antonia; 3011 - Steed, Magne; 3019 - Mullins, Mastin; 3074 - Bowyer, Trevor; 3098 - MARKEL, RICHARD; 3107 - Johnson, Nicholas; 3129 - Thomas, Jeffrey; 3157 - Allgood, John; 3191 - Green, Brian; 3193 - sminkey, john I; 3208 - Propheter, Kelsey; 3226 - Giannakopoulos, George; 3231 - Shaw, Scott; 3237 - Bass, Sophia; 3264 - Emery-Amorino, Rhonda; 3354 - Selfie Me Fla Matthews, Amberly; 3356 - Collazo, James; RV04 - Hart, Joshua

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 10:00 AM**

**Sale to be held at www.storage-treasures.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.storage-treasures.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, Jessenia; 3056 - Cavoto, Joseph; 3178 - Maske, Alyssa; 3265 - Gresham, Christine; 3281 - Peters, Kara; 3425 - Ramirez, Roxann; 3484 - Szpak, Sally; 3505 - Goldsnider, Jeffrey; 3521 - Faloon, Kimberly; 3523 - williams, melissa

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 10:30 AM**

**Sale to be held at www.storage-treasures.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.storage-treasures.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



Are there different types of legal notices?

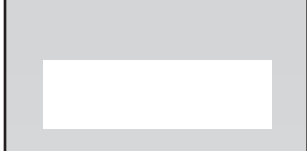
Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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



Email your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE



SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-200**  
**IN RE: ESTATE OF SUSAN REMVIDAS,**  
**aka SUE J. REMVIDAS**  
**Deceased.**

The administration of the estate of SUSAN REMVIDAS, also known as SUE J. REMVIDAS, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 3466-0338. The names and addresses of the personal representative and the personal 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 8th day of February, 2023.

**JONATHAN EDWARD REMVIDAS**  
**Personal Representative**  
 4446 Ocean Heights Avenue  
 Mays Landing, NJ 08330  
 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 23-00321P

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2022CP002041CPAXWS**  
**Division PROBATE**  
**IN RE: ESTATE OF MICHAEL SCOTT CHERRY**  
**Deceased.**

The administration of the estate of MICHAEL SCOTT CHERRY, deceased, whose date of death was August 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set 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:**  
**SCOTT ANTHONY CHERRY**  
 9662 Springlake Cir.  
 Estero, Florida 33928  
 Attorney for Personal Representative:  
 GREGORY J. NUSSBICKEL  
 Attorney  
 Florida Bar Number: 580643  
 12500 Brantley Commons Court, Suite 103  
 Fort Myers, Florida 33907  
 Telephone: (239) 900-9455  
 E-Mail: Greg@Will.Estate  
 Secondary E-Mail:  
 MargoV@Will.Estate  
 March 10, 17, 2023 23-00312P

SECOND 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, 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:**  
**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

SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-000247**  
**IN RE: ESTATE OF TROY S. GILLESPIE**  
**Deceased.**

The administration of the estate of Troy S. Gillespie, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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:**  
**Harold C. Greathouse**  
 1970 Lago Vista Blvd.  
 Palm Harbor, Florida 34685  
 Attorneys for Personal Representative:  
 PETER T. KIRKWOOD  
 Florida Bar Number: 285994  
 CULLEN I. BOGGUS  
 Florida Bar Number: 112393  
 GUNSTER, YOAKLEY & STEWART  
 601 Bayshore Blvd., Suite 700  
 Tampa, Florida 33606  
 Telephone: (813) 253-2020  
 Fax: (813) 251-6711  
 E-Mail: PKirkwood@gunster.com  
 E-Mail: CBoggus@gunster.com  
 Secondary E-Mail:  
 JDurant@gunster.com  
 March 10, 17, 2023 23-00340P

SECOND 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. Doddridge, Esq., Attorney  
 Florida Bar Number: 74728  
 WILLIAMS & DODDRIDGE PA  
 6337 Grand Boulevard  
 New Port Richey, Florida 34652  
 Telephone: (727) 846-8500  
 Fax: (727) 848-2814  
 E-Mail: ryan@flprobatertrustlaw.com  
 Secondary E-Mail:  
 stacey@flprobatertrustlaw.com  
 March 10, 17, 2023 23-00337P

SECOND INSERTION

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-000213**  
**IN RE: ESTATE OF JOSEPH L. DIFIGLIO, JR.**  
**a/k/a JOSEPH DIFIGLIO, JR.,**  
**Deceased.**

The administration of the estate of Joseph L. DiFiglio, Jr., deceased, whose date of death was December 25, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. The names and addresses of the personal representatives' 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 Representatives:**  
**Felicia DiFiglio**  
 515 Chamberlain Lane  
 Unit 202  
 Naperville, Illinois 60540  
**Christina Gregg**  
 716 Delta Avenue  
 Romeoville, Illinois 60446  
 Attorney for Personal Representatives:  
 MICHAEL D. MILLER, Attorney  
 Florida Bar Number: 396540  
 GUNSTER, YOAKLEY & STEWART  
 601 Bayshore Blvd., Suite 700  
 Tampa, Florida 33606  
 Telephone: (813) 253-2020  
 Fax: (251-671) 251-6711  
 E-Mail: mdmiller@gunster.com  
 Secondary E-Mail:  
 jdurant@gunster.com  
 March 10, 17, 2023 23-00341P

SECOND 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

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-4935**

**RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**DAVID P. HULBURT, ANNAMARIE ANSETT-HULBURT and ANY UNKNOWN OCCUPANTS**  
**IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

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

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

**Q&A**  
**What is a public notice?**  
 A public notice is information intended to inform citizens of government activities.

LV18237\_V8



SECOND 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. 2022CA002262CAAXWS CALIBER HOME LOANS, INC., Plaintiff, vs. FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA AND MARIA MATOS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2023, and entered in 2022CA002262CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA; MARIA MATOS; UNKNOWN SPOUSE OF FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA; UNKNOWN SPOUSE OF MARIA MATOS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on April 10, 2023, the following described property as set forth in said Final Judgment, to wit:

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

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

IMPORTANT

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

Dated this 7 day of March, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem\_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-050305 - Ryc March 10, 17, 2023 23-00351P

SECOND INSERTION

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

CASE NO.: 2023CA000204CAAXES GROW FINANCIAL FEDERAL CREDIT UNION; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF KIM M. DUNAWAY; A/K/A KIM DUNAWAY A/K/A KIM MARIE DUNAWAY; ANGELIQUE STEELE; LUCAS DUNAWAY; JOHN RAYMOND BRINKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KIM M. DUNAWAY A/K/A KIM DUNAWAY A/K/A KIM MARIE DUNAWAY; FOUNDATION FINANCE COMPANY LLC; SILVERLEAF AT SEVEN OAKS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).

To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF KIM M. DUNAWAY A/K/A KIM DUNAWAY A/K/A KIM MARIE DUNAWAY

Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 1, IN BLOCK 120, OF SILVERLEAF AT SEVEN OAKS PARCEL S-14A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 1 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

a/k/a 2929 BIRCHCREEK DR, WESLEY CHAPEL, FL 33544 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 4-10-23 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 3 day of March, 2023.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court by: (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk

Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 March 10, 17, 2023 23-00324P

SECOND INSERTION

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

CASE NO.: 2020CA001863CAAXWS US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, v. DENISE DENOVA, et al., Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 2, 2023, issued in and for Pasco, Florida, in Case No. 2020CA001863CAAXWS, wherein US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST is the Plaintiff, and DENISE DENOVA, KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., SYNOVUS BANK, SUCCESSOR BY MERGER TO FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION, AS TRANS-

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.

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

LOT 232, KEY VISTA PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 2521 Eagles Crest Court, Holiday, FL 34691 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

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

CASE NO.: 2018CA002487 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4, Plaintiff, vs. PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI; KENNETH K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY -INTERNAL REVENUE SERVICE; PASCO COUNTY, FLORIDA, Defendant(s).

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

on the 17th day of April, 2023, the following described property as set forth in said Uniform Final Judgment, to wit: LOTS 17, 18, 19, 20 AND 21, BLOCK 6, LAKE WORRELL ACRES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8539 Broad Street, New Port Richey, Florida 34654 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

SECOND INSERTION

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

CASE NO.: 51-2019-CA-003300-ES BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. KEATHEL CHAUNCEY ESQ., AS TRUSTEE UNDER THE PASCO 9 LAND TRUST, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 24, 2023, and entered in Case No. 51-2019-CA-003300-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, is the Plaintiff and Maria Pinerio, United States of America Acting through Secretary of Housing and Urban Development, Plantation Palm Villas Homeowners Association, Inc., Keathel Chauncey Esq as trustee under the Pasco 9 Land Trust, Unknown beneficiaries of the Pasco 9 Land Trust, Unknown Party#1 N/K/A Therese Engstrom, Unknown Party#2 N/K/A Michael Ladzinski, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 28, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 303 OF PLANTATION PALMS PHASE TWO-B, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 41, PAGE(S) 125 THROUGH 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 2844 BANYAN HILL LN LAND O LAKES FL 34639

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide 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 01 day of March, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 19-019814 March 10, 17, 2023 23-00330P

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-000082 WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN J. DEYO, et al., Defendants.

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

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

LOT 51, UNIT SIX - SAN CLEMENTE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 135 THROUGH 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. including the buildings, appurtenances, and fixtures located thereon. Property Address: 10534 Hardwood Court, Port Richey, FL 34668.

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

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

03-10-2023 03-17-2023

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

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

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

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

SECOND INSERTION

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

CASE No. 2019-CA-001797-CAAX-ES LIVE WELL FINANCIAL INC., Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELEANOR L. GRAHAM, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019-CA-001797-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELEANOR L. GRAHAM, DECEASED, et al., are Defendants. Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller will sell to the highest bidder for cash at WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 3rd day of April, 2023, the following described property:

TRACT 286 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 24

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

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Michele.clancy@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Michele R. Clancy, Esq. Michele R. Clancy, Esq. Florida Bar No. 498661 34407.1457 / JDeleon-Colonna March 10, 17, 2023 23-00310P

SECOND INSERTION

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

CASE NO.: 51-2021-CA-002511 WS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff, vs. IVA J. STOUT, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 27, 2023, and entered in Case No. 51-2021-CA-002511 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance Of America Structured Securities Acquisition Trust 2018-HB1, is the Plaintiff and Iva J. Stout, United States of America Acting through Secretary of Housing and Urban De-

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:

LOT 235, SEA RANCH ON THE GULF, FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 13706 LAGOON DRIVE HUDSON FL 34667

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide 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 01 day of March, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar # 106621 Justin Ritchie, Esq. CT - 21-006440 March 10, 17, 2023 23-00335P



SECOND INSERTION

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

SECOND 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.

Table with 2 columns: Name, Unit. Includes Edna Bordrick-Harris (260), Kalliopi Lempidakis (193), Melody Mickler (89), Jayme Wells (21).

March 10, 17, 2023

SECOND 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.

Table with 2 columns: Name, Unit. Includes Donna Baxter (C010), Kim Dye (E016), Brian Reed (B052), Lacie Snyder (I402).

March 10, 17, 2023

SECOND 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

SECOND 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

SECOND 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: jrivers@hnh-law.com March 10, 17, 2023 23-00350P

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 BAILLEY HILL ROAD FOR A POINT OF BEGINNING OF EASEMENT: THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 906.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILLEY 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

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

Case No.: 512023CA000072CAAXES RDPD V, LLC, a Florida limited liability company, Plaintiff, v. E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE COURY; REUBEN BROOKS; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; DAN MCKENZIE; MELBA DIX; E.G. STONE; MARYANN STONE; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; 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; 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 unknown persons, and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and 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,

SECOND INSERTION

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 BAILLEY HILL ROAD FOR A POINT OF BEGINNING OF EASEMENT: THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST, 906.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BAILLEY 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 Justin J. Kelley, Esq. Florida Bar No. 321106 File # 14-F02617 March 10, 17, 2023 23-00326P

SECOND INSERTION

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 others, and all other parties having or claiming to have any right, title or interest in the real property herein described.

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 JOHNHOPPE BOKOR RUPPEL & BURNS LLP attorneys for the Plaintiff TRUIST Place, 401 East Jackson Street, Suite 3100 Tampa, Florida 33602 lenj@jpbfirm.com telephone number (813) 225-2500 March 10, 17, 2023 23-00318P

SECOND 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 SOUTH-EAST 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, 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) 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

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) 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

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