

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 869733 from Lennar Homes, LLC, 4301 W. Boy Scout Blvd, Suite 600, Tampa, FL 33607. Application received: 4/26/2023. Proposed activity: Residential. Project name: Connerton Village 4 Phase 2 and 3. Project size: 197.02 acres Location: Section(s) 19, 20 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No.

The application is a modification of a previously approved project, which has an active ERP No. 4323534.66.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

May 5, 2023 23-00697P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 869737 from Lennar Homes, LLC, 4301 W. Boy Scout Blvd, Suite 600, Tampa, FL 33607. Application received: 4/26/2023. Proposed activity: Other development. Project name: Connerton Blvd 2nd Extension. Project size: 16.98 acres Location: Section(s) 19, 20 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously approved project, which has an active ERP No. 4323534.66.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

May 5, 2023 23-00705P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 870043 from Len- Angeline, LLC, 2502 N. Rocky Point Drive, Tampa, FL 33607. Application received: 5/2/2023. Proposed activity: Residential. Project name: Angeline Phases 6C, 6D, & 6N. Project size: 401.30 acres Location: Section(s) 32, 33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

May 5, 2023 23-00711P

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN THAT

Joseph T Greeley will engage in business under the fictitious name THE THOMAS GROUP/VA, with a physical address 11400 CARRIAGE HILL DR # 6 PORT RICHEY, FL 34668, with a mailing address 11400 CARRIAGE HILL DR # 6 PORT RICHEY, FL 34668, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 5, 2023 23-00693P

FIRST INSERTION

NOTICE IS HEREBY GIVEN THAT

JIM OLEARY, OWNER, desiring to engage in business under the fictitious name of GOLD SHAMROCK PROPERTIES located at 12810 ELLEN 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.

May 5, 2023 23-00699P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, May 23, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line May 12, 2023, at 6:00am and ending May 23, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit

Kalliopi Lempidakis 193

Jayne Wells 21

May 5, 12, 2023 23-00715P

FIRST INSERTION

Notice is hereby given that JIM OLEARY, OWNER, desiring to engage in business under the fictitious name of GOLD SHAMROCK PROPERTIES located at 6935 RUNNER OAK DR, WESLEY CHAPEL, FLORIDA 33545 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.

May 5, 2023 23-00692P

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Christopher Lawrence will engage in business under the fictitious name Z&Z MOBILE DETAIL, with a physical address 9330 TAMWORTH LN PORT RICHEY, FL 34668, with a mailing address 9330 TAMWORTH LN PORT RICHEY, FL 34668, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 5, 2023 23-00716P

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 05/20/2023 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.

194371S104894 1971 CHEV

1D7HA16K55J621921 2005 DODG

1FMDA31X7PZA80135 1993 FORD

1GFKF16R7WJ734318 1998 GMC

2A4GP54L37R296749 2007 CHRY

2C4RDGCG7HR731880 2017 DODG

2G1WT57N791327182 2009 CHEV

WAUDF78E77A17722 2007 AUDI

May 5, 2023 23-00713P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

OF THE STATE OF FLORIDA, IN

AND FOR PASCO COUNTY

PROBATE DIVISION

CASE NO.: 2023-CP-000072-WS

IN RE: THE ESTATE OF

BARBARA ANN VALENTINE

Deceased.

The administration of the estate of Barbara Ann Valentine, deceased, File Number 2023-CP-000072-WS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of Courts, 7530 Little Road, #105, New Port Richey, FL. 34654-5598. The formal estate is intestate.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section §90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against the 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 (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate must file their claims with this court WITHIN THREE (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 DEATH IS BARRED.

The date of first publication of this notice is May 5, 2023.

Personal Representative:
Ramon Benito Valentine

1653 Dander Drive

Holiday, FL 33713

Attorney for Personal Representative:
/s/Maria D. Boudreaux

Maria D. Boudreaux, Esq.

FBN: 1008371

HD Law Partners

2002 N. Lois Avenue, #510

Tampa, FL 33607

Telephone: 813-253-5333

Facsimile: 813-254-8555

Email:
boudreaux@hdlawpartners.com

[745452/1]

May 5, 12, 2023 23-00703P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on May 24th, 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

B39 Letticia Flores

B148 Larry Johnson

B190 Joseph Della Sala

B246 Sherry Toler

B374 Richard Jerard

B427 Stevan Keith

B456 Bettina Vasquez

B458 Bettina Vasquez

B464 Bettina Vasquez

B475 Bettina Vasquez

B478 Bettina Vasquez

H5AC Martin Book

Immediately Following at

U-Stor Ridge Rd. 7215 Ridge Rd.

Port Richey, FL 34668

C67 Beth Hines

C75 Beth Hines

C77 Spomenka Tomic

C88 Kayla Scozzafava

E12 Spomenka Tomic

E35 Spomenka Tomic

F85 Sean Ginley

C228 Walteau Lawson

F224 Dawn Clower

F250 James Wilson

Immediately Following at

U-Stor Zephyrhills 36654 SR 54

Zephyrhills, FL 33541

D1 Shane Bloodman

G5 Angela Catherine Stuart

A13 David McMillan

C51 Rhonda Guadarrama

G11 Jay Lancey

May 5, 12, 2023 23-00712P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, May 23, 2023, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line May 12, 2023, at 6:00am and ending May 23, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit

Kim Dye E016

Christopher Garcia II I008

Steven Melvin E023

Jacqueline Shannon I201

Scott Shay F016

Lacie Snyder I402

May 5, 12, 2023 23-00714P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO. 2019CA003241

UMB BANK, NATIONAL

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT

SOLELY AS LEGAL TITLE

TRUSTEE FOR LVS TITLE TRUST

XIII,

Plaintiff, vs.

ANTHONY KOBIEC; ALL OTHER

UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH,

UNDER, AND AGAINST THE

HEREIN NAMED DEFENDANT(S)

WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER

SAME UNKNOWN PARTIES MAY

CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER

CLAIMANTS,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on April 6, 2023 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on JUNE 5, 2023 at 11:00 AM EST, offer for sale and sell at public outcry to the highest and best bidder for cash at <http://www.pasco.realforeclose.com/> the following described property situated in Pasco County, Florida:

THE WEST 1/2 TRACT 57, IN SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 35 FEET OF THE EAST 1/2 OF

TRACT 57 AND THE NORTH 35 FEET OF TRACT 58, SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 2000 REDMAN MOBILE HOME, ID NUMBERS FLA14615322 A/B.

Property Address: 8535 23rd Street, Zephyrhills, FL 33540

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: April 27, 2023

/s/ Audrey J. Dixon

Audrey J. Dixon, Esq.

Florida Bar No. 39288

MCMICHAEL TAYLOR GRAY, LLC

3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092

Phone: (404) 474-7149

Email: adixon@mtglaw.com

E-Service: service@mtglaw.com

May 5, 12, 2023 23-00683P

FIRST INSERTION

NOTICE OF ACTION

FOR TERMINATION OF

PARENTAL RIGHTS AND ADULT

STEPARENT ADOPTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN

AND FOR

PASCO COUNTY, FLORIDA

Case No.: 23-DR-000310-DRAX

Division: ES

IN THE MATTER OF THE ADOPTION OF TRAVIS ALLEN DUFFY

Adoptee.

TO: Travis Wayne Viar

Last known address: 2560 Jenny Craig Lane, Afton, Virginia 22920

YOU ARE NOTIFIED that a Joint Petition for Adoption of Adult by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Courtney Caddeo, Esq., counsel for Petitioners, c/o Family Law Advocates PA, 4488 W. Boy Scout Boulevard, Suite 225, Tampa, Florida 33607 on or before twenty (20) days from the last date of publication of this Notice of Action, 5-30-23, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Florida 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.

The adult to be adopted is identified as follows:

Name Travis Allen Viar

Date of Birth February 2nd, 1992

Place of Birth Charlottesville,

Albemarle County, VA

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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0477-WS
IN RE: ESTATE OF
CRAIG S. CHAPMAN
Deceased.

The administration of the estate of CRAIG S. CHAPMAN, deceased, whose date of death was March 8, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 5, 2023.

Personal Representative:
CYNTHIA L. CHAPMAN
22920 Eagles Watch Dr.
Land O' Lakes, Florida 34639
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
May 5, 12, 2023 23-00706P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT,
IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 23-CP-000229
IN RE: ESTATE OF
ETHEL MAE WASHINGTON,
Deceased.

This administration of the estate of ETHEL MAE WASHINGTON, deceased, whose date of death was November 30, 2022, File Number 23-CP-000229, 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: May 5, 2023.

/s/ Michael Bell
MICHAEL BELL
Personal Representative
10608 Cayman Isle Court
Tampa, FL 33647
/s/ Diane Patrick
DIANE PATRICK, ESQ.
Attorney for Personal Representative
FL Bar No. 1016711
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, FL 33625
813-448-1042
DPatrick@BLTFL.com
Service@BLTFL.com
May 5, 12, 2023 23-00718P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-000287CPAXWS
IN RE: ESTATE OF
DENISE M. HURD-ROBISON
Deceased.

The administration of the Estate of Denise M. Hurd-Robison, deceased, whose date of death was December 6, 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 May 5, 2023.

Personal Representative:
Zachary D. Robison
709 Folklore Avenue
Longmont, Colorado 80504
Jennifer Robison-Norris
1974 Collingsworth Road
Columbus, Ohio 43221
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
May 5, 12, 2023 23-00690P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.:
2023-CP-000376-CPAX-WS
IN RE: ESTATE OF
ANTHONY G. RICCIARDI
Deceased.

The administration of the estate of Anthony G. Ricciardi, decedent, whose date of death was October 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of Court, 38053 Live Oak Avenue, Suite 205, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 (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 May 5, 2023.

Personal Representative:
/s/ Jennifer Olga Moffa
JENNIFER OLGA MOFFA
5038 Cumberland Lane
Spring Hill, FL 34607
Attorney for Personal Representative:
/s/ Stephen W. Screnici, Esq.
Stephen W. Screnici, Esq.
Stephen W. Screnici, P.A.
Florida Bar No.: 0051802
6991 N. State Road 7, Suite 201
Parkland, FL 33073
Email: sws@screniclaw.com
May 5, 12, 2023 23-00717P

FIRST INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2023CP000644CPAXES
IN RE: ESTATE OF
LEE ANN COHEN,
Decedent.

The administration of the Estate of Lee Ann Cohen, Decedent, whose date of death was March 31, 2023; Case Number 2023CP000644CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The name and address of the Personal Representative are Judith Manpel, 19300 Red Sky Court, Land O Lakes, FL 34638 and the name and address of 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 unmaturing, contingent or unliquidated claims, on whom a copy of this notice is 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 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 the Decedent's Estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 the first publication of this Notice is May 5, 2023.
CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
May 5, 12, 2023 23-00691P

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-000320
IN RE: ESTATE OF
DAVID A. BENGTON,
Deceased.

The administration of the Estate of DAVID A. BENGTON, deceased, whose date of death was 6/1/2021, Case Number 202-CP-000320, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 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 (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 5 day of May 2023.

Personal Representative:
Ashley Mcauliffe,
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 5, 12, 2023 23-00702P

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
PASCO - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000253
IN RE ESTATE OF
DEBORAH M. COSTIN
Deceased.

The administration of the Estate of DEBORAH M. COSTIN, deceased, whose date of death was December 25, 2021, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, under File Number 2023-CP-000253. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on May 5, 2023.

All creditors of the decedent and other persons having claims or demands against the 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN THIRTY (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 the decedent's estate, must file their claims with this Court WITHIN THREE (3) 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 (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Dated: April 23, 2023
/s/ Richard M. Costin
Richard M. Costin,
Personal Representative
c/o LAWRENCE & ASSOCIATES
1226 N. Tamiami Trail, Suite 201
Sarasota, Florida 34236
Tel.: (941) 404-6360
/s/ Paul J. Bupivi
Paul J. Bupivi (FL Bar #94635)
Attorney for the Personal
Representative
LAWRENCE & ASSOCIATES
1226 N. Tamiami Trail, Suite 201
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email:
pbupivi@lawrencelawoffices.com
May 5, 12, 2023 23-00695P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-447
IN RE: THE ESTATE OF ALBERT
JAMES BRUNING,
deceased

The administration of the estate of Albert James Bruning, deceased, whose date of death was June 26th, 2022; File Number 23-CP-447, 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, 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 served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the 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 May 5th, 2023.

Personal Representative:
Denise Harding
1278 Elder Hollow Road
Decatur, TN 37322
Attorney for Personal Representative:
Tracy Stape Atkinson, Esq.
Florida Bar No. 64777
401 E. Jackson St., Suite 2340
Tampa, FL 33602
Tracy@Stape-Atkinson.com
Phone: 813-751-2666
May 5, 12, 2023 23-00707P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO.
2022CA002624CAAXWS

WELLS FARGO BANK, N.A
Plaintiff, v.
ROSEMARY RIVERA; ENRIQUE
RIVERA A/K/A ENRIQUE EDWIN
RIVERA; UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 20, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 14, DARLINGTON
HEIGHTS, ACCORDING TO
PLAT THEREOF AS RECORDED
IN PLAT BOOK 6, PAGE 82,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.

a/k/a 4825 ANN DR, HOLIDAY,
FL 34690-4302
at public sale, to the highest and best
bidder, for cash, online at www.pasco.
realforeclose.com, on June 07, 2023
beginning at 11:00 AM.

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; 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.

Dated at St. Petersburg, Florida this 25th. day of April, 2023.
eXL Legal, PLLC
Designated Email Address:
efiling@xllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000008231
May 5, 12, 2023 23-00685P

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 DIVISION
CASE NO.

2019CA001973CAAXES
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE (CWALT
2007-0A3),
Plaintiff, vs.

RICHARD A. SERGI A/K/A
RICHARD ANTHONY SERGI;
WILDERNESS LAKE PRESERVE
HOMEOWNERS ASSOCIATION,
INC., UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTERESTS
BY, THROUGH, UNDER
OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 11, 2023, and entered in Case No. 2019CA-001973CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2007-0A3) is Plaintiff and RICHARD A. SERGI A/K/A RICHARD ANTHONY SERGI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.

realforeclose.com, 11:00 a.m., on June 13, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 6, BLOCK I, WILDERNESS LAKE PRESERVE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 102-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED May 2, 2023.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178445 / AP3
May 5, 12, 2023 23-00709P

FIRST INSERTION

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

CASE NO.: 2022-CA-001538
BABYLON CAPITAL, LLC,
Plaintiff, v.
ROBERT JAY ROSENGARTEN,
et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on the 30th day of May, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Unit 16-108, of the Belmont at Ryals Chase, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 6561, Page 416, of the Public Records of Pasco County, Florida.
Property Address: 5908 Brickleberry Ln Apt 108, Zephyrhills, FL 33541

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

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

unclaimed.

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

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

SUBMITTED on this 28th day of April, 2023.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
May 5, 12, 2023 23-00689P

FIRST INSERTION

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

CASE NO. 2022CA001962CAAXES
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
EDWARD WOODARD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure recorded April 14, 2023, and entered in 2022CA001962CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and EDWARD WOODARD; DONNA WOODARD; WELLS FARGO BANK, N.A are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 30, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOTS 19 AND 20, BLOCK 113, CITY OF ZEPHYRHILLS, AS PER PLAT OF THE TOWN OF ZEPHYRHILLS THEREOF, RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5606 17TH ST, ZEPHYRHILLS, FL 33542

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 accor-

dance 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 26 day of April, 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
22-049938 - NaC
May 5, 12, 2023 23-00686P

FIRST INSERTION

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

CASE NO. 2019CA003008CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff, v.
SANDRA THOMPSON A/K/A SANDRA M. THOMPSON;
UNKNOWN SPOUSE OF SANDRA THOMPSON A/K/A SANDRA M. THOMPSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AMERICAN RESIDENTIAL SERVICES OF FLORIDA, INC. D/B/A ARS RESCUE ROOTER; EILAND PARK TOWNHOMES ASSOCIATION, INC

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 20, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 18, OF EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 37544 AARALYN RD, ZEPHYRHILLS, FL 33542-

3208

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on June 05, 2023 beginning at 11:00 AM.

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; 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.

Dated at St. Petersburg, Florida this 25th. day of April, 2023.
eXL Legal, PLLC
Designated Email Address: efling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000004989
May 5, 12, 2023 23-00684P

FIRST INSERTION

NOTICE OF ACTION (FORMAL NOTICE BY PUBLICATION) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION
Case No.: 22-CP-001120
IN RE: ESTATE OF TIFFANY DANYEL YORKS, Deceased.
DANYEL YORKS, Deceased.
TO: TIMOTHY EUGENE INGOLD
Address and Last Known Whereabouts Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:
DIANE PATRICK, ESQ.

6930 W Linebaugh Ave Tampa, FL 33625

Within thirty (30) days of first publication date, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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: 4/28/2023
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
(SEAL) By: /s/ Thomas Haines
As Deputy Clerk
DIANE PATRICK, Esq.
6930 W Linebaugh Avenue
Tampa, Florida 33625
May 5, 12, 19, 26, 2023 23-00682P

FIRST INSERTION

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

CASE NO.: 23-CA-003219
BOND VALIDATION
WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT,
Plaintiff, vs.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The West Hillcrest Community Development District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$60,000,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:
NOW, THEREFORE,
IT IS ORDERED that all taxpayers, property owners and citizens of the District and Pasco County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Friday June 2, 2023 at 10:30 a.m. of said day, before the Honorable Kimberly Sharpe Byrd by Zoom [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Zoom credentials are: <https://zoom.us/j/93589197070?pwd=ZlRlRkU0MjVBoMkFUb3dDQUhRdlxQT09>. Meeting ID: 935 8919 7070, Passcode: 136386; or via telephone at 1-786-635-

1003, Meeting ID 935 8919 7070#, Passcode *136386#.
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.
Electronically Confirmed 4/28/2023
Kimberly Sharpe Byrd
HONORABLE KIMBERLY SHARPE BYRD
CIRCUIT COURT JUDGE

Copies furnished to:
Vivek K. Babbar, Esquire
Straley Robin Vericker
Via Email: vbabbar@srvlegal.com
and lbutler@srvlegal.com
Sara Macks, Esquire
Assistant State Attorney
Via Email: appealservice@flsa6.gov
ADA: 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.
{00119351.DOCX/2}
May 5, 12, 2023 23-00704P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 22, 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.

A0167 - pellikan, Nicole; A0202 - david, felicia; OA219 - Tucker, Erica; OB046 - Hernandez, Edwin; OB110 - Mccoy, Virginia; OB122 - Lowe, Velda; OC035 - Walton, Judith A; OC129 - Turner, Richard; OD044 - Warren-Garcia, Kristina M; OE055 - witz, Vincent; OE119 - Soler, Waleska; OE128 - Griffin, Willie; OE191 - Griffin, Willie; OE200 - Coggins, Justin; OE226 - Cratty, Alexus
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

1043 - Brown, Samantha; 1045 - Ievandowski, Kayla; 1055 - Hughes, Monique; 1079 - Hunter, Glenda; 1100 - Hines, Beth; 1104 - Surface, Domenic; 1121 - Flowers, Benita; 1148 - Mathews, Doreen; 1196 - Malone, BillieJo; 1229 - DRAKE, MICAH; 2004 - Atwater, Rosemary; 2009 - Grant, William; 2012 - carter, cherokie; 2020 - Green, Nikki; 2036 - files, Tydeus; 2065 - Granberry, Quincy; 2082 - O'Kelly, Christopher; 2093 - Tope, Brooke; 2145 - edwards, Tawana; 2150 - Jones, Miki; 2156 - Brasure, Georgine; 2157 - Vazquez Jr, Luis; 2173 - Divorl, Elizabeth; 2178 - Flack-Machuta, Marylynn; 3030 - Dove, Chelsea; 3060 - Rosario, Nemesis; 3133 - Norals, Crystal; 3136 - Gass, Kecia; 3137 - York, Matthew; 3191 - Green, Brian; 3195 - Starostin, Rachel; 3211 - Grennell, Christina; 3220 - Corbett, Jarrod; 3231 - Shaw, Scott; 3245 - Davis, James; 3278 - Constantinou, Irene; 3333 - Terry, Casey
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; C1028 - Townsend, Sharee; C1031 - Fisher, Cindy; D0004 - Danser, Bryun; E1142 - Edwards, Raymond; E1213 - RUMPH, MARZETTE; E2239 - Cortes, Jullissa; E2358 - Johnson, Melissa
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.

11002 - Waller, Tony; 11041 - Andrews, Julie; 11132 - bedoya, Angelyse; 11146 - Black, Chase; 11187 - Reeves, Christofer; 12035 - Rumph, Callie; 12069 - Perz, Jamie; 12095 - Smith, Dylan; 12124 - Morgan, Chenette; 12135 - Johnson, Jennifer; 12139 - Armstrong, Long; 12150 - Lineback, Harold; 12212 - Danko, Marmie; 12233 - Stacy, Brian; 12240 - welch, christopher; 13015 - Harmon, Amber; 13040 - Costello, Cyril; 13133 - fontenot, savana; 13151 - Myers, Tamara; 13206 - Shannon, Aaron; 13331 - Rumph, Callie; 3021 - Dejesus, Valentine; 3040 - Slaughter, Alexander; 3044 - Beaty, Zulma; 3055 - Payne, Ryan; 3072 - Sarris, Cynthia; 3140 - Santiago, Nicole; 3281 - Peters, Kara; 3364 - Carpenter, Joy; 3417 - Santana, Amaris; 3521 - Faloon, Kimberly; 3539 - Florez, Ricky
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.

1319 - Geiger, Susan; 1372 - Weeks, Richard; 1720 - Campbell, Christopher; 2301 - Annunziato, Martin; 2316 - Ortiz, Jose; 2415 - Beltran, Anthony
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.

003 - Meddaugh, Edward; 021 - Tzimas, Athanasios; 065 - Burgette, Denny; 072 - Johnson, Akira; 117 - Nance, jennifer; 140 - Hartnett, Sara; 154 - Hatch, Mark; 155 - Hatch, Mark; 158 - Mcelroy, Vincent; 177 - steiner, dennis; 180 - FRANCIS, CLAUDE; 184 - Trubey, Rachel; 194 - Chyben, John; 223 - Schneider, Timothy; 296 - Russo, Dena; 407 - Ferrera, Crystal; 429 - Behm, Alexandra; 436 - Taylor, Darius; 464 - Maxwell, Taja; 466 - Shapiro, David; 478 - Stone, Donald; 488 - George, Aimee; 497 - Hunter, Charmain; 517 - Wojcik, Andrew; 522 - Mejia, Luis
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.
May 5, 12, 2023 23-00698P

PUBLISH YOUR LEGAL NOTICE



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

Email legal@businessobserverfl.com
Business Observer



SALES



Email your Legal Notice
 legal@businessobserverfl.com
 Deadline Wednesday at noon
 Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
 LV20906_V10

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023CP000699CPAXWS
IN RE: ESTATE OF
HALCEYONE BARTEL-LOUKMAS,
Deceased.

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

You are hereby notified that an
 Order of Summary Administration
 has been entered in the estate of
 Halceyone Bartel-Loukmas, deceased,
 File Number 2023CP000699CPAX-
 WS, by the Circuit Court for Pasco
 County, Florida, Probate Division,
 the address of which is Robert D. Sumner
 Judicial Center, 38053 Live Oak Ave-
 nue, Suite 207, Dade City, FL 33523;
 that the decedent's date of death was
 October 21, 2022; that the total value
 of the estate is \$18,870.00 and that the
 names and addresses of those to whom
 it has been assigned by such order are:

- | | |
|-------------------|--------------------------------|
| Name | Address |
| Judith Ann Watler | c/o Day Pitney LLP |
| | Boca Village Corporate Center |
| | 4855 Technology Way, Suite 530 |
| | Boca Raton, FL 33431 |
| Peter Watler | c/o Day Pitney LLP |
| | Boca Village Corporate Center |
| | 4855 Technology Way, Suite 530 |
| | Boca Raton, FL 33431 |
| Catherine Henning | c/o Day Pitney LLP |
| | Boca Village Corporate Center |
| | 4855 Technology Way, Suite 530 |
| | Boca Raton, FL 33431 |
| Charles Watler | c/o Day Pitney LLP |
| | Boca Village Corporate Center |
| | 4855 Technology Way, Suite 530 |
| | Boca Raton, FL 33431 |
| David Watler | c/o Day Pitney LLP |
| | Boca Village Corporate Center |

4855 Technology Way, Suite 530
 Boca Raton, FL 33431
 Christopher Watler
 c/o Day Pitney LLP
 Boca Village Corporate Center
 4855 Technology Way, Suite 530
 Boca Raton, FL 33431
 Stephen Watler
 c/o Day Pitney LLP
 Boca Village Corporate Center
 4855 Technology Way, Suite 530
 Boca Raton, FL 33431

ALL INTERESTED PERSONS ARE
 NOTIFIED THAT:

All creditors of the estate of the de-
 cedent and persons having claims or
 demands against the estate of the de-
 cedent other than those for whom
 provision for full payment was made in
 the Order of Summary Administration
 must file their claims with this court
 WITHIN THE TIME PERIODS SET
 FORTH IN FLORIDA STATUTES
 SECTION 733.702. ALL CLAIMS AND
 DEMANDS NOT SO FILED WILL BE
 FOREVER BARRED. NOTWITH-
 STANDING ANY OTHER APPLI-
 CABLE TIME PERIOD, ANY CLAIM
 FILED TWO (2) YEARS OR MORE
 AFTER THE DECEDENT'S DATE OF
 DEATH IS BARRED.

The date of first publication of this
 Notice is May 5, 2023.

Person Giving Notice:
Judith Ann Watler

Attorney for Person Giving Notice
 Brian E. Thompson
 Florida Bar Number: 531251
 DAY PITNEY LLP
 Boca Village Corporate Center
 4855 Technology Way,
 Suite 530
 Boca Raton, FL 33431
 Telephone: (561) 537-4922
 Fax: (561) 952-4226
 E-Mail: bthompson@daypitney.com
 Secondary E-Mail:
 jsolorzano@daypitney.com
 114710914.1
 May 5, 12, 2023 23-00719P

FIRST INSERTION

NOTICE OF SALE
 IN THE COUNTY COURT FOR THE
 SIXTH JUDICIAL CIRCUIT
 IN AND FOR

PASCO COUNTY, FLORIDA
CASE NO.: 2022CC001517CCAXWS
NEW PORT COLONY
CORPORATION, a Florida
Corporation,
Plaintiff, vs.
UNKNOWN HEIRS/DEVEISEES OF
AUGUSTINE R. PATEL, Deceased;
et al.,
Defendants.

NOTICE IS HEREBY GIVEN that,
 pursuant to the Final Default Judgment
 of Foreclosure entered in this cause
 in the County Court of Pasco County,
 Florida, I will sell the property situated
 in Pasco County, Florida, described as:
 Parcel 953 First Way of the Un-
 recorded Plat of Newport Colony.
 A portion of the Southeast 1/4 of
 Section 7, Township 26 South,
 Range 16 East, Pasco County,
 Florida, being further described as
 follows: Commence at the
 Southeast corner of said Section 7;
 thence run due West a distance
 of 617.67 feet; thence run due
 North a distance of 329.87 feet;
 thence run North 24°02'58" East,
 a distance of 963.95 feet; thence
 South 65°57'02" East, a distance
 of 89.28 feet for a Point of Begin-
 ning; thence North 24°02'58"
 East, a distance of 23.65 feet;
 thence North 65°57'02" West, a
 distance of 13 feet; thence North
 24°02'58" East, a distance of 32.35
 feet; thence South 65°57'02" East,
 a distance of 28.03 feet; thence
 South 24°02'58" West, a dis-
 tance of 32.25 feet; thence South
 65°57'02" East, a distance of 13
 feet; thence South 24°02'58" West,
 a distance of 23.75 feet; thence
 North 65°57'02" West, a distance
 of 28.03 feet to the Point of Begin-
 ning; the Northeasterly 5 feet and
 Southwesterly 5 feet of the above

described parcel being subject to
 an easement for utilities.
 a/k/a 4946 Allner Street, New Port
 Richey, Florida 34652-3560.
 a/k/a Parcel Identification Num-
 ber: 07-26-16-0140-00600-9530
 to the highest and best bidder for cash,
 at an online sale through the Clerk of
 the Court, www.pasco.realforeclose.
 com, beginning at 11:00 a.m. on MAY
 30, 2023.

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-
 in sixty (60) days after the sale.

If you are a person with a disabili-
 ty who needs any accommodation in
 order to participate in this proceed-
 ing, you are entitled, at no cost to you,
 to the provision of certain assistance.
 Please contact the Public Information
 Dept., Pasco County Government Cen-
 ter, 7530 Little Rd., New Port Richey,
 FL 34654; (727) 847-8110 (V) in New
 Port Richey; (352) 521-4274, ext 8110
 (V) in Dade City, at least 7 days before
 your scheduled court appearance, or
 immediately upon receiving this noti-
 fication if the time before the sched-
 uled appearance is less than 7 days;
 if you are hearing impaired call 711. The
 court does not provide transportation
 and cannot accommodate for this ser-
 vice. Persons with disabilities need-
 ing transportation to court should con-
 tact their local public transportation pro-
 viders for information regarding trans-
 portation services.
 DELOACH, HOFSTRA &
 CAVONIS, P.A.
 /s/ JOSEPH M. MURPHY
 Joseph M. Murphy, Esq.
 FBN 112661
 8640 Seminole Boulevard
 Seminole, Florida 33772
 Phone: (727) 397-5571
 Fax: (727) 393-5418
 eservice2@dhclaw.com
 Attorney for Plaintiff
 May 5, 12, 2023 23-00701P

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.
512023CA000564CAAXWS
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by,
through, under or against the Estate
of Elwood E. Mengle a/k/a
Elwood Mengle, Sr., Deceased; Leah
Maria Mengle a/k/a Leah
M. Mengle
Defendants.

TO: The Unknown Heirs, Devisees,
 Grantees, Assignees, Lienors, Creditors,
 Trustees, and all other parties claiming
 interest by, through, under or against
 the Estate of Elwood E. Mengle a/k/a
 Elwood Mengle, Sr., Deceased
 Last Known Address: Unknown

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

LOT 112 OF THE UNRECORD-
 ED PLAT OF LEISURE BEACH
 UNIT 5, PASCO COUNTY,
 FLORIDA BEING A TRACT OF
 LAND LYING IN THE WEST
 3/4 OF THE NORTH 1/2 OF
 SECTION 4, TOWNSHIP 25
 SOUTH, RANGE 16 EAST,
 PASCO COUNTY, FLORIDA
 AND DESCRIBED AS FOL-
 LOWS: FOR A POINT OF
 REFERENCE, COMMENCE
 AT THE NORTHEAST COR-
 NER OF THE NORTHWEST
 1/4 OF THE NORTHEAST 1/4
 OF SECTION 4, TOWNSHIP
 25 SOUTH, RANGE 16 EAST,
 PASCO COUNTY, FLORIDA;
 RUN THENCE SOUTH 89
 DEGREES 47 MINUTES 02
 SECONDS WEST ALONG
 THE NORTHERLY BOUND-
 ARY OF SAID NORTHWEST
 1/4 OF THE NORTHEAST 1/4
 A DISTANCE OF 51.02 FEET
 TO THE NORTHEAST COR-
 NER OF LOT 1, SIGNAL COVE,
 UNIT 2 AS RECORDED IN
 PLAT BOOK 9, PAGE 74 OF
 THE PUBLIC RECORDS OF
 PASCO COUNTY, FLORIDA;
 RUN THENCE SOUTH 1 DE-
 GREES 21 MINUTES 02 SEC-

ONDS WEST ALONG THE
 EASTERLY BOUNDARY OF
 SAID SIGNAL COVE UNIT 2, A
 DISTANCE OF 1223.45 FEET;
 THENCE DUE WEST 1550.03
 FEET; THENCE DUE NORTH
 183.0 FEET FOR A POINT OF
 BEGINNING THENCE CON-
 TINUE DUE NORTH 60 FEET;
 THENCE DUE EAST 100.0
 FEET; THENCE DUE SOUTH
 60.0 FEET; THENCE DUE
 WEST 100.0 FEET TO THE
 POINT OF BEGINNING.

has been filed against you and you are
 required to serve a copy of your writ-
 ten defenses, if any, to it on Amanda
 Driscole, Esquire, Brock & Scott,
 PLLC., the Plaintiff's attorney, whose
 address is 2001 NW 64th St, Suite 130,
 Ft. Lauderdale, FL 33309, within thirty
 (30) days of the first date of publication
 on or before 6-5-23, and file the origi-
 nal with the Clerk of this Court either
 before service on the Plaintiff's attorney
 or immediately thereafter; otherwise a
 default will be entered against you for
 the relief demanded in the complaint or
 petition.

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

If you are a person with a disability
 who needs any accommodation in order
 to participate in this proceeding, you
 are entitled, at no cost to you, to the
 provision of certain assistance. Please
 contact the Public Information Dept.,
 Pasco County Government Center, 7530
 Little Rd., New Port Richey, FL 34654;
 (727) 847-8110 (V) in New Port Richey;
 (352) 521-4274, ext 8110 (V) in Dade
 City, at least 7 days before your sched-
 uled 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 MAY 01 2023.

Nikki Alvarez-Sowles
 As Clerk of the Court
 (SEAL) By /s/ Patty Hoogewind
 As Deputy Clerk
 Amanda Driscole, Esquire,
 Brock & Scott, PLLC.,
 2001 NW 64th St, Suite 130,
 Ft. Lauderdale, FL 33309
 File # 22-F01384
 May 5, 12, 2023 23-00694P

FIRST INSERTION

NOTICE OF SALE
 IN THE COUNTY COURT OF THE
 SIXTH JUDICIAL CIRCUIT IN AND
 FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CC003209CCAXES
LEISURE DAYS PROPERTIES
d/b/a Leisure Days RV Resort,
Plaintiff, vs.
ELDON R. KNICKERBOCKER,
SHIRLEY ANNE
KNICKERBOCKER, DANIEL
KNICKERBOCKER, and
ALL UNKNOWN PARTIES,
BENEFICIARIES, HEIRS,
SUCCESSORS, AND ASSIGNS OF
ELDON R. KNICKERBOCKER,
SHIRLEY ANNE
KNICKERBOCKER, AND DANIEL
KNICKERBOCKER,
Defendants.

Notice is hereby given that, pursuant to
 the Default Final Judgment of Foreclo-
 sure entered in this cause, in the County
 Court of Pasco County, Nichole "Nikki"
 Alvarez-Sowles, Pasco County Clerk of
 the Court, will sell the property situated
 in Pasco County, Florida, described as:
 1981 LONG recreational vehicle
 bearing vehicle identification
 number 35104081 ("Recreational
 Vehicle") located in the Commu-
 nity at 4032 Mamel Street, Lot
 No. 74, Zephyrhills, Florida 33541
 (the "Lot")

at public sale, to the highest and best
 bidder, for cash, at 7530 Little Road,
 New Port Richey, Florida 34656-0338
 at 11:00 A.M. on the 22nd day of May
 2023. Any person claiming an inter-
 est in the surplus from the sale, if any,
 other than the property owner, must file

a claim within 60 days after the sale.

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 sched-
 uled court appearance, or immediately
 upon receiving this notification if the
 time before the scheduled appearance is
 less than 7 days; if you are hearing im-
 paired call 711. The court does not pro-
 vide transportation and cannot accom-
 modate for this service. Persons with
 disabilities needing transportation to
 court should contact their local public
 transportation providers for informa-
 tion regarding transportation services.
 Respectfully submitted,
 /s/ Sean Cornell
 ATLAS LAW, PLLC
 Brian C. Chase, Esq. -
 Fla. Bar No. 0017520
 Ryan Vatalaro, Esq. -
 Fla. Bar No. 125591
 Jessica Mazariego, Esq. -
 Fla. Bar No. 1003893
 Eric W. Bossardt, Esq. -
 Fla. Bar No. 124614
 Sean C. Cornell, Esq. -
 Fla. Bar No. 1031016
 3902 North Marguerite Street
 Tampa, Florida 33603
 813.241.8269
 efling@atlaslaw.com
 May 5, 12, 2023 23-00710P

SUBSEQUENT
 INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 SIXTH JUDICIAL CIRCUIT, IN AND
 FOR PASCO COUNTY,
 FLORIDA.
 PROBATE DIVISION
CASE NO: 2023-CP-449
IN RE: ESTATE OF
ELSIE BROWER,
Deceased.

The name of the decedent, the desig-
 nation of the court in which the
 administration of this estate is pend-
 ing, and the file number are indicated
 above. The address of the court is
 38053 Live Oak Avenue, Dade City,
 FL 33523. The names and addresses of
 the personal representative and the
 personal representative's attorney are
 indicated below.

If you have been served with a copy
 of this notice and you have any claim
 or demand against the decedent's es-
 tate, even if that claim is unmatu-
 red, contingent or unliquidated, you must
 file your claim with the court ON
 OR BEFORE THE LATER OF A
 DATE THAT IS 3 MONTHS AFTER
 THE DATE OF THE FIRST PUB-
 LICATION OF THIS NOTICE OR
 30 DAYS AFTER YOU RECEIVE A
 COPY OF THIS NOTICE.

All other creditors of the decedent
 and other persons who have claims or
 demands against the decedent's estate,
 including unmatu- red, contingent or un-
 liquidated claims, must file their claims
 with the court WITHIN 3 MONTHS
 AFTER THE DATE OF THE FIRST
 PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED
 WILL BE FOREVER BARRED.

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

The date of death of the decedent is:
 January 4, 2023

The date of first publication of this
 notice is: April 28, 2023.

Personal Representative:
PATRICIA ANN MRAZ

16275 SE 90th Court
 Summerfield, FL 34491
 Attorney for Personal Representative:
 JOSHUA L. MOSES
 Richard & Moses, LLC
 Florida Bar No. 119304
 808 E Fort King Street
 Ocala, FL 34471
 (352) 369-1300
 Primary Email: Josh@RMProbate.com
 Apr. 28; May 5, 2023 23-00676P

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2023-CP-583
IN RE: ESTATE OF
CHARLES L. COULTER
Deceased.

The administration of the estate of
 CHARLES L. COULTER, deceased,
 whose date of death was November 28,
 2022, is pending in the Circuit Court
 for Pasco County, Florida, Probate Di-
 vision, the address of which is 7530 Lit-
 tle Rd, New Port Richey, FL 34654. The
 names and addresses of the personal
 representative and the personal repre-
 sentative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME
 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 April 28, 2023.

Personal Representative:
PATTI REAM

12206 Meadowbrook Lane
 Hudson, Florida 34667
 Attorney for Personal Representative:
 GARY L. DAVIS, ESQ.
 Florida Bar Number: 295833
 5802 State Road 54
 New Port Richey, FL 34652
 Telephone: (727) 376-3330
 Fax: (727) 376-3146
 E-Mail: gary.davis@garyldavislaw.com
 Secondary E-Mail:
 service@garyldavislaw.com
 Apr. 28; May 5, 2023 23-00655P

**PUBLISH
 YOUR
 LEGAL NOTICE**

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

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
 LV20906_V10

Q&A

Who benefits from legal notices?

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROLANDO GARCIA and WANDA BARBOSA, will, on May 10, 2023, at 10:00 a.m., at 11308 Shasta Lane, Lot #238, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: THE MOBILE HOME located at the premises address above, and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236
Apr. 28; May 5, 2023

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0500-WS
IN RE: ESTATE OF
MARJORIE SMITH
Deceased.

The administration of the estate of Marjorie Smith, deceased, whose date of death was January 26, 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 April 28, 2023.

Personal Representative:
James C. Trimble
7545 Moorgate Court
New Port Richey, Florida 34654
Attorney for Personal Representative:
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@FLProbateTrustLaw.com
Secondary E-Mail:
stacey@FLProbateTrustLaw.com
April 28; May 5, 2023 23-00641P

SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2022-CC-002697 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WHITBURN, LLC, is the Plaintiff and Newport Properties Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on May 25, 2023, the following described property as set forth in said Final Judgment,

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

More commonly known as: 3336 Cardinal Feather Dr., Land O'Lakes, FL 34638 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 26th day of April, 2023.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL 33610
(813) 563-5025
erik@deletoilelaw.com
www.deletoilelaw.com
Apr. 28; May 5, 2023 23-00675P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, STATE OF
FLORIDA, IN AND FOR
PASCO COUNTY
PROBATE DIVISION
FILE NO.:

2023-CP-000099-CPAXES
IN RE: CHARLENE AGNES
ARMSTRONG
Deceased.
The administration of the estate of CHARLENE AGNES ARMSTRONG, deceased, whose date of death was December 19, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2023-CP-000099; 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, including

unmatured, contingent or liquidated claims, and who have been served a copy of this notice, 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 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 the decedent's estate, including unliquidated, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 April 28, 2023.

Petitioner
BARBARA A. BARKHURST
707 Crystal Lake Rd.
Lutz, FL 33548
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Apr. 28; May 5, 2023 23-00656P

SECOND INSERTION

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

CASE NO.: 2022-CA-002644
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
MOLLY M. MILLIS SNYDER, et al.,
Defendants.
TO: Stephen Snyder 20 Croyden Lane
New City NY 10956
Unknown Personal Representative of
the Estate of Donald E. Snyder 9351

Mango Street New Port Richey, FL 34654
Unknown Heir, Beneficiary and Devisee 1 of the Estate of Donald E. Snyder 9351 Mango Street New Port Richey, FL 34654
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Donald E. Snyder 9351 Mango Street New Port Richey, FL 34654
Unknown Personal Representative of the Estate of Ethel L. Oakes Rout 1 Box 378 Spencer, TN 38585
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property in Pasco County, Florida:
Lots 13 and 14, Block 33, GRIF-FIN PARK SUBDIVISION, CITY OF FIVAY, according to the plat thereof, as recorded in Plat Book 2, Page 78-78A, of the Public Records of Pasco County, Florida.
Together with a 2000 Waverly Mobile Home ID#: FLFLX-70A27476WC21 and FLFLZ-70B27476WC21
has been filed against you and you are required to serve a copy of your written

SECOND INSERTION

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

Case #: 2022CA002341CAAXWS
DIVISION: J2
Truist Bank, formerly known as
Branch Banking and Trust Company
Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased,
and All Other Persons Claiming by
and Through, Under, Against The
Named Defendant(s); Unknown
Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanine Marie Turner
f/k/a Jeanine Feret, Deceased,
and All Other Persons Claiming
by and Through, Under, Against
The Named Defendant(s); Deirdre
Ann Dawood f/k/a Deirdre Ann
Moschuk f/k/a Deirdre Ann Feret;
Stanley Feret, Jr. a/k/a Stanley
Feret; Unknown Spouse of Deirdre
Ann Dawood f/k/a Deirdre Ann
Moschuk f/k/a/ Deirdre Ann Feret;
Unknown Spouse of Stanley Feret,

Jr. a/k/a Stanley Feret; Ryan Hexter;
Cathleen Mary Hexter; Clerk of
Circuit Court of Pasco County,
Florida; State of Florida; Pasco
County, Florida Acting Through the
Board of County Commissioners;
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)
Defendant(s).
TO: Unknown Heirs, Devisees, Grant-
tees, Assignees, Creditors, Lienors,
and Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased, and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant (s): LAST KNOWN AD-
DRESS: UNKNOWN, Unknown Heirs,
Devisees, Grantees, Assignees, Creditors,
Lienors, and Trustees of Jeanine
Marie Turner a/k/a Jeanine Feret, De-
ceased, and All Other Persons Claiming
by and Through, Under, Against The
Named Defendant (s): LAST KNOWN
ADDRESS: UNKNOWN and Ryan
Hexter: LAST KNOWN ADDRESS:
4459 Orlando Avenue, Brooksville, FL

34604
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.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
TRACT 843 OF THE UNRECORDED PLAT OF PARKWOOD ACRES, UNIT FIVE BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PAS-

SECOND INSERTION

NOTICE OF PUBLIC SALE

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below: #1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185 Christina Jenness: Hsld gds/Furn; Ashleigh Nash: Hsld gds/Furn; Andrea Klaban: Hsld gds/Furn; Jesse Arnold: Hsld gds/Furn; Deanna Quillin: Hsld gds/Furn; Raquel Mascali: Hsld gds/Furn; Lisa Dolente: Hsld gds/Furn; Cheila Nobote: Hsld gds/Furn; Patrick Booth: Hsld gds/Furn; Lavenski Williams: Hsld gds/Furn; Ted Christian: Hsld gds/Furn; Peter Pj Lavenia: Hsld gds/Furn; Kimberley Peeler: Hsld gds/Furn.

And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www.StorageTreasures.com, which will end on Monday, May 22, 2023 at 10 AM.

April 28; May 5, 2023

23-00644P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000541-WS
IN RE: ESTATE OF
ROBERT B. IRVING, SR
Deceased.

The administration of the estate of ROBERT B. IRVING, SR, deceased, whose date of death was March 6, 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 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 April 28, 2023.

Personal Representative:
NANCY L. IRVING
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
Apr. 28; May 5, 2023 23-00651P

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2023-CA-000531-WS
MATTHEW DRAKE,
Plaintiff, V
WILLIAM DRAPER; ALL OTHERS
CLAIMING BY, THROUGH AND
UNDER WILLIAM DRAPER;
ALL OTHERS CLAIMING BY,
THROUGH AND UNDER FLORA
C. DRAPER, DECEASED;
Defendants.
TO: WILLIAM DRAPER;
ALL OTHERS CLAIMING BY,
THROUGH AND UNDER WILLIAM
DRAPER ALL OTHERS CLAIMING
BY, THROUGH AND UNDER FLORA
C. DRAPER
YOU ARE NOTIFIED OF THE institu-

tion of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in PASCO County, Florida:

Lot 3, ADELL GARDENS, BLOCK 6 REPLAT, according to the map or plat thereof, as recorded in Plat Book 6, at Page 14, of the Public Records of Pasco County, Florida.
Property Identification: 31-26-16-0110-00600-0030
Commonly Known As: 1527 Carillon Street, Holiday, Florida 34690

and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Orsatti & Associates, P.A., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before

30 days from the first date of publication 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.

Dated this 12th day of April, 2023.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT
Pasco County, Florida
(SEAL) /s/ Brooklyn Horner
Deputy Clerk of Court
Chad T. Orsatti, Esq.,
Orsatti & Associates, P.A.,
Plaintiff's attorney
2925 Alternate 19 North, Suite B
Palm Harbor, Florida 34683
Apr. 21, 28; May 5, 12, 2023
23-00583P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001996-WS
IN RE: ESTATE OF
JOANNE SMITH,
Deceased.

The administration of the estate of Joanne Smith, deceased, whose date of death was September 26, 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 April 28, 2023.

Personal Representative:
James Brueckner
2933 Jacob Crossing Lane
Holiday, Florida 34691
Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
April 28; May 5, 2023 23-00643P

SECOND INSERTION

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property in Pasco County, Florida:
Lots 13 and 14, Block 33, GRIF-FIN PARK SUBDIVISION, CITY OF FIVAY, according to the plat thereof, as recorded in Plat Book 2, Page 78-78A, of the Public Records of Pasco County, Florida.
Together with a 2000 Waverly Mobile Home ID#: FLFLX-70A27476WC21 and FLFLZ-70B27476WC21
has been filed against you and you are required to serve a copy of your written

defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, 5-30-23 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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 in order to participate in this proceeding,

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this day of APR 26, 2023.

Nikki Alvarez-Sowles, Esq.,
as Clerk of the Circuit Court of
Pasco County, Florida
(SEAL) By: /s/ Patty Hoogewind
DEPUTY CLERK
Anthony R. Smith, Esquire,
Plaintiff's attorney
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Apr. 28; May 5, 2023 23-00681P

SECOND INSERTION

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

Case #: 2022CA002341CAAXWS
DIVISION: J2
Truist Bank, formerly known as
Branch Banking and Trust Company
Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased,
and All Other Persons Claiming by
and Through, Under, Against The
Named Defendant(s); Unknown
Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Jeanine Marie Turner
f/k/a Jeanine Feret, Deceased,
and All Other Persons Claiming
by and Through, Under, Against
The Named Defendant(s); Deirdre
Ann Dawood f/k/a Deirdre Ann
Moschuk f/k/a/ Deirdre Ann Feret;
Stanley Feret, Jr. a/k/a Stanley
Feret; Unknown Spouse of Deirdre
Ann Dawood f/k/a Deirdre Ann
Moschuk f/k/a/ Deirdre Ann Feret;
Unknown Spouse of Stanley Feret,

Jr. a/k/a Stanley Feret; Ryan Hexter;
Cathleen Mary Hexter; Clerk of
Circuit Court of Pasco County,
Florida; State of Florida; Pasco
County, Florida Acting Through the
Board of County Commissioners;
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)
Defendant(s).
TO: Unknown Heirs, Devisees, Grant-
tees, Assignees, Creditors, Lienors,
and Trustees of Jeanette M. Gillooley
a/k/a Jeannette Hicks, Deceased, and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant (s): LAST KNOWN AD-
DRESS: UNKNOWN, Unknown Heirs,
Devisees, Grantees, Assignees, Creditors,
Lienors, and Trustees of Jeanine
Marie Turner a/k/a Jeanine Feret, De-
ceased, and All Other Persons Claiming
by and Through, Under, Against The
Named Defendant (s): LAST KNOWN
ADDRESS: UNKNOWN and Ryan
Hexter: LAST KNOWN ADDRESS:
4459 Orlando Avenue, Brooksville, FL

34604
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.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
TRACT 843 OF THE UNRECORDED PLAT OF PARKWOOD ACRES, UNIT FIVE BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PAS-

CO COUNTY, FLORIDA, GO
THENCE NORTH 89°02'55"
WEST, ALONG THE NORTH
LINE OF SAID SOUTHEAST
1/4, A DISTANCE OF 849.99
FEET; THENCE SOUTH
00°51'07" WEST, A DISTANCE
OF 1964.28 FEET; THENCE
SOUTH 57°01'15" WEST, A
DISTANCE OF 344.09 FEET
TO THE PC OF A CURVE
HAVING A CENTRAL ANGLE
OF 29°15'38", A RADIUS OF
775.00 FEET; A TANGENT
DISTANCE OF 202.31 FEET, A
CHORD BEARING AND DIS-
TANCE OF SOUTH 42°23'26"
WEST, 391.50 FEET; THENCE
ALONG THE ARC OF SAID
CURVE A DISTANCE OF 395.79
FEET TO THE POINT OF BE-
GINNING AND THE PC OF A
CURVE HAVING A CENTRAL
ANGLE OF 09°14'39", A RA-
DIUS OF 775.00 FEET, A TAN-
GENT DISTANCE OF 62.66
FEET, A CHORD BEARING
AND DISTANCE OF SOUTH
23°08'17" WEST, 124.90 FEET;
THENCE ALONG THE ARC
OF SAID CURVE A DISTANCE
OF 125.04 FEET; THENCE
NORTH 73°25'42" WEST, A

DISTANCE OF 200.00 FEET
TO THE PC OF A CURVE HA-
VING A CENTRAL ANGLE OF
09°39'15", A RADIUS OF 975.00
FEET, A TANGENT DISTANCE
OF 82.34 FEET, A CHORD
BEARING AND DISTANCE OF
NORTH 23°08'17" EAST, 164.09
FEET; THENCE ALONG
THE ARC OF SAID CURVE A
DISTANCE OF 164.28 FEET;
THENCE SOUTH 62°14'23"
EAST, A DISTANCE OF 200.00
FEET TO THE POINT OF BE-
GINNING.
TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME, YEAR: 1997, MAKE:
HOMES OF MERIT/MERITT
LIVESTOCK TRAILER, VIN#: FLHMLCB118515353A AND
VIN#: FLHMLCB118515353B.
more commonly known as 12015 Park-
wood Street, Hudson, FL 34669.
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 5-30-23
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 day of APR 25, 2023.

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
22-326874 FCO1 SUT
Apr. 28; May 5, 2023 23-00666P

SECOND INSERTION

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

Case #: 2022CA000991CAAXWS DIVISION: J2 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Daniel Schaffer a/k/a Daniel Jay Schaffer a/k/a Daniel J. Schaffer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Aaron D. Schaffer; Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Schaffer; Unknown Spouse of Aaron D. Schaffer; Unknown Spouse of Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Schaffer; 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) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash in AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on May 11, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT 1370, HOLIDAY LAKE ESTATES, UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 128, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 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 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.

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 22-325900 FC01 RFT April 28; May 5, 2023 23-00639P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000593CPAXWS Division PROBATE IN RE: ESTATE OF ELIZABETH JENSEN a/k/a Elizabeth D. Jensen Deceased.

The administration of the estate of Elizabeth Jensen a/k/a Elizabeth D. Jensen, deceased, whose date of death was June 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the co-personal representatives and the co-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 April 28, 2023.

Co-Personal Representatives: /s/ Paul A. Riemann (Mar 22, 2023 23:34 PDT) Paul A. Riemann 13205 Bitter Place N. Seattle, Washington 98133 /s/ Ingrid Riemann (Mar 29, 2023 20:34 CDT) Ingrid Riemann 3910 Heatherbrooke Road Birmingham, Alabama 35242 Attorney for Co-Personal Representative: /s/ William Rambaum William Rambaum, Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Rd, Unit 2 Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (727) 781-1387 E-Mail: brambaum@plglawyer.com Secondary E-Mail: sandra@plglawyer.com Apr. 28; May 5, 2023 23-00673P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2022CA000426 THE MONEY SOURCE INC., Plaintiff, vs. STEPHEN DALE HERKERT, JR., et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 12, 2023 in Civil Case No. 2022CA000426 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein THE MONEY SOURCE INC. is Plaintiff and STEPHEN DALE HERKERT, JR., et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of May, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 28, BLOCK 3, ASHLEY LAKES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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. 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.

/s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7170899 21-00346-2 Apr. 28; May 5, 2023 23-00650P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001818CAAXWS HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS J. LEEK, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 04, 2023, and entered in 2021CA001818CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS J. LEEK, DECEASED; KARA ROSE LEEK; DENISE MELLERUP A/K/A DENISE J. MELLERUP; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF PASCO COUNTY, FL; CHRIS LEEK 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 June 05, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 13, SHADY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETH-

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000423 Division Probate IN RE: ESTATE OF MATTHEW ANTHONY MARTORANA Deceased.

The administration of the estate of Matthew Anthony Martorana, deceased, whose date of death was January 16, 2023, 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 April 28, 2023.

Personal Representative: /s/ Michael O. Lynch Michael O. Lynch 10452 Tecoma Drive Trinity, Florida 34655 Attorney for Personal Representative: /s/ Kimberly K. Muentner Robyn Katz, Esq. Kimberly K. Muentner, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentner@mortellarolaw.com Secondary E-Mail: kkmuentner@mortellarolaw.com Apr. 28; May 5, 2023 23-00642P

SECOND INSERTION

ER WITH AN EASEMENT AS SET FORTH IN ORB 2007, PAGE 1678, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY; A PORTION OF LOT 6, PASCO EXECUTIVE CENTER, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 83 AND 84 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS CORRECTED BY AFFIDAVIT FILED IN ORB 1493, PAGE 1926, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE RUN NORTH 00°23'28" EAST, 15.00 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 6, ALSO BEING THE EASTERLY BOUNDARY LINE OF LOT 13, SHADY ACRES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGE 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89°30'34" EAST, 13.96, THENCE NORTH 44°21'10" EAST, 87.02 FEET, THENCE NORTH 41°34'10" WEST, 22.90 FEET; THENCE NORTH 00°17'25" WEST, 81.43 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 6; THENCE SOUTH 89°35'55" EAST, 74.24 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 6, THENCE 12.12 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 12.09 FEET BEARING SOUTH 06°32'30" EAST, THENCE NORTH 89°35'55" WEST, 60.56 FEET; THENCE SOUTH 70°17'25" EAST, 63.61 FEET; THENCE SOUTH 41°34'10" EAST, 31.23 FEET; THENCE SOUTH 44°21'10" WEST, 107.37 FEET TO THE SOUTH BOUND-

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000586CPAXWS Division I/J IN RE: ESTATE OF DAVID J. TEKULA AKA DAVID JOSEPH TEKULA Deceased.

The administration of the estate of DAVID J. TEKULA aka DAVID JOSEPH TEKULA, deceased, whose date of death was December 24, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 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 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 April 28, 2023.

Personal Representative: JASON DAVID TEKULA 12351 Moss Lake Loop Trinity, Florida 34655 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcoleglaw.com Secondary E-Mail: eservice@sieglelaw.com Apr. 28; May 5, 2023 23-00662P

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023-CA-000531-WS MATTHEW DRAKE, Plaintiff, V WILLIAM DRAPER; ALL OTHERS CLAIMING BY, THROUGH AND UNDER WILLIAM DRAPER; ALL OTHERS CLAIMING BY, THROUGH AND UNDER FLORA C. DRAPER, DECEASED; Defendants.

TO: WILLIAM DRAPER; ALL OTHERS CLAIMING BY, THROUGH AND UNDER WILLIAM DRAPER ALL OTHERS CLAIMING BY, THROUGH AND UNDER FLORA C. DRAPER

YOU ARE NOTIFIED OF the institution of this action by Plaintiff against you seeking to foreclose a mortgage on the following real property in PASCO County, Florida:

Lot 3, ADELL GARDENS, BLOCK 6 REPLAT, according to the map or plat thereof, as recorded in Plat Book 6, at Page 14, of the Public Records of Pasco County, Florida.

Property Identification: 31-26-16-0110-00600-0030 Commonly Known As: 1527 Carillon Street, Holiday, Florida 34690

and you are required to serve a copy of your written defenses if any, to Chad T. Orsatti, Esq., Orsatti & Associates, P.A., Plaintiff's attorney, whose address is 2925 Alternate 19 North, Suite B, Palm Harbor, Florida 34683, on or before 30 days from the first date of publication 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.

Dated this 12th day of April, 2023. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT /s/ Brooklyn Horner Deputy Clerk of Court Chad T. Orsatti, Esq., Orsatti & Associates, P.A., Plaintiff's attorney 2925 Alternate 19 North, Suite B Palm Harbor, Florida 34683 Apr. 21, 28; May 5, 12, 2023 23-00619P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000334CPAXWS IN RE: ESTATE OF GINA VICTORIA GHERBAZ AKA GINA GHERBAZ Deceased.

The administration of the estate of GINA VICTORIA GHERBAZ AKA GINA GHERBAZ, 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 38053 Live Oak Avenue, Suite 207, 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 April 28, 2023.

Personal Representative: /s/ Alan Gherbaz ALAN GHERBAZ 12111 Clearbrook Lane Hudson, Florida 34667 Attorney for Personal Representative: /s/ Michael G. Little MICHAEL G. LITTLE Florida Bar Number: 861677 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: mikel@jpfirm.com Secondary E-Mail: ssigner@jpfirm.com Apr. 28; May 5, 2023 23-00668P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA000946CAAXES FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY F. GURSKA A/K/A JEFFREY FRED GURSKA NKA CHRISTINE MESSIER ET AL., DEFENDANTS. TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD FRED GURSKA Last Known Address: 3031 BELDEN STREET, JACKSONVILLE, FL 32207 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: BEING A PORTION OF LOTS 19 AND 20, BLOCK 2, FOREST HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUN-

TY, FLORIDA, RUN N. 89 DEGREES 38 MINUTES 40 SECONDS W., 671.73 FEET ALONG THE NORTH LINE OF SAID SECTION 10, THENCE RUN S. 00 DEGREES 04 MINUTES 30 SECONDS E., 25 FEET TO THE NORTHEAST CORNER OF BLOCK 2, OF THE AFOREMENTIONED FOREST HEIGHTS SUBDIVISION; THENCE RUN N. 89 DEGREES 38 MINUTES 40 SECONDS W., 150.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 2 OF FOREST HEIGHTS SUBDIVISION TO THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE AND THE NORTHWEST CORNER OF LOT 22, BLOCK 2 OF SAID FOREST HEIGHTS SUBDIVISION; THENCE RUN S. 00

DEGREES 04 MINUTES 30 SECONDS E., ALONG THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 280.65 FEET FOR A POINT OF BEGINNING; THENCE N 46 DEGREES 45 MINUTES 49 SECONDS E., 86.71 FEET; THENCE S. 00 DEGREES 04 MINUTES 30 SECONDS E., 52.78 FEET; THENCE S. 46 DEGREES 45 MINUTES 49 SECONDS W., 86.71 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE; THENCE N. 00 DEGREES 04 MINUTES 30 SECONDS W., ALONG SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 52.78 FEET TO THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of

your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 within or before a date at least thirty (30) days 5-30-23 after the first publication of this Notice in the (Please publish in The Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 Notice

of Action 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. WITNESS my hand and the seal of this Court on this day of APR 26, 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Circuit Court (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk Apr. 28; May 5, 2023 23-00677P

SECOND 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. 51-2020-CA-000780 WS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA M. CARTER, DECEASED, et al. Defendant(s), TO: KIRK M. HARTLY, 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:

TITLE #46616582 1988 CONTAINER MOBILE HOME WITH VIN#338954N7304B AND TITLE #50877519 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 5-30-23 / (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 day of APR 24, 2023. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK

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. 2023CA000684CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA J. BORRESEN, 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 BARBARA J. BORRESEN, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are 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:

for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 5-30-23 / (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 day of APR 24, 2023. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002114CAAXWS FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTESS, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYANNE T. GILL, ET AL., DEFENDANTS. TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYANNE T. GILL Last Known Address: 9401 Lake Dr, New Port Richey, FL 34654 Current Residence: Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 5-30-23, a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 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 Notice of Action 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. WITNESS my hand and the seal of this Court on this APR 26 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 Apr. 28; May 5, 2023 23-00680P

THE SOUTH 1/5, EXCLUDING ANY EXISTING RIGHT-OF-WAY ON THE SOUTH, OF THE WEST 1/4 OF TRACT 8, LESS THE EAST 15 FEET OF THE WEST 1/4 FOR ROAD EASEMENT IN COMMON WITH OTHERS, ROAD EASEMENT TO BE 30 FEET INCLUDING THE WEST 15 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 8 BEING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, REVISED MAP OF KEYSTONE PARK COLONY, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BRING KNOWN AS TRACT 1, OF UNRECORDED PLAT. TOGETHER WITH: 1988 CONTAINER MOBILE HOME WITH VIN#338954N7304A AND

LOT 13 AND 14, BLOCK 249 MOON LAKE ESTATES UNIT FIFTEEN ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 65A THROUGH 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH 1985 SUMM MOBILE HOME TITLE NUMBER 41310250 AND VIN NUMBER H39835G. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 Apr. 28; May 5, 12, 19, 2023 23-00661P

LOT 1304 OF SEVEN SPRINGS HOMES UNIT FIVE - A, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE(S) 73-75, 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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-069298 Apr. 28; May 5, 12, 19, 2023 23-00661P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2018CA002040CAAXWS U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. WILLIAM PACE; NATURE'S HIDEAWAY MASTER ASSOCIATION, INC.; NATURE'S HIDEAWAY PHASES II & III HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF WILLIAM PACE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 14, 2023, and entered in Case No. 2018CA002040CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and WILLIAM PACE; NATURE'S HIDEAWAY MASTER ASSOCIATION, INC.; NATURE'S HIDEAWAY PHASES II & III HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF WILLIAM PACE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk

of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on June 12, 2023, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 214, NATURE'S HIDEAWAY PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 91 THROUGH 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED April 20, 2023. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: ansnews@dallegal.com Apr. 28; May 5, 2023 23-00648P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA000634CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-TC1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY R. MEADOWS A/K/A BILL MEADOWS A/K/A BILLY RAY MEADOWS, DECEASED; BRYAN MEADOWS A/K/A BRYAN K. MEADOWS; U.S. BANK NATIONAL ASSOCIATION F/K/A FIRSTAR BANK MILWAUKEE, N.A., AS TRUSTEE UNDER SALOMON BROTHER MORTGAGE SECURITIES VII MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1999-NC4, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Billy R. Meadows a/k/a Bill Meadows a/k/a Billy Ray Meadows, deceased 3708 Oxford Drive Holiday, Florida 34691 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: LOT 108, HOLIDAY LAKE

ESTATES, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGES 35 AND 35A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Street Address: 3708 Oxford Drive, Holiday, Florida 34691 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 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 on April 19th, 2023. Nikki Alvarez-Sowles, Esq. Clerk of said Court (SEAL) By: /s/ Brooklyn Horner As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLplendings@MWC-law.com File#:22-400376 April 28; May 5, 2023 23-00638P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA000416CAAXWS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST WALTER M. AINSWORTH, DECEASED; et al, Defendants. To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST WALTER M. AINSWORTH, DECEASED (Last Known Address: 7146 Carmel Ave, New Port Richey, FL 34655) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 225, SEVEN SPRINGS HOME UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 46 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING THE SAME PROPERTY AS CONVEYED FROM ANNE M. SANDUSKY, A WIDOW AND SURVIVING SPOUSE OF ROBERT D. SANDUSKY, HIS WIFE TO WALTER M. AINSWORTH AND ELISTAMEE AINSWORTH, HIS WIFE AS SET FORTH IN DEED BOOK 1612, PAGE 1035,

DATED 5/29/1987, RECORDED 06/01/1987, RECORDED 06/01/1987, PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7146 CARMEL AVE, NEW PORT RICHEY, FL 34655 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti/Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 5-30-23, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08. 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 day of APR 26, 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL)By: /s/ Patty Hoogewind As Deputy Clerk Apr. 28; May 5, 2023 23-00674P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA000946CAAXES FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA M. CARTER, DECEASED, et al. Defendant(s), TO: KIRK M. HARTLY, 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:

THE SOUTH 1/5, EXCLUDING ANY EXISTING RIGHT-OF-WAY ON THE SOUTH, OF THE WEST 1/4 OF TRACT 8, LESS THE EAST 15 FEET OF THE WEST 1/4 FOR ROAD EASEMENT IN COMMON WITH OTHERS, ROAD EASEMENT TO BE 30 FEET INCLUDING THE WEST 15 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 8 BEING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, REVISED MAP OF KEYSTONE PARK COLONY, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BRING KNOWN AS TRACT 1, OF UNRECORDED PLAT. TOGETHER WITH: 1988 CONTAINER MOBILE HOME WITH VIN#338954N7304A AND

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer IV/2023-V28