

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Azure Moon Tidying by Mary located at 7354 Brookline St, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 8th day of May, 2023.

AZURE MOON MERCANTILE LLC
May 12, 2023 23-00744P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mindful Co located at 35214 Brienne St in the City of Zephyrhills, Pasco County, FL 33541 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of May, 2023.

Ashlyn C Bassett
May 12, 2023 23-00746P

FIRST INSERTION

NOTICE OF ACTION FOR NAME CHANGE OF MINOR CHILD IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA

FAMILY LAW DIVISION
CASE NO: 23-DR-001736 ES

IN THE NAME CHANGE OF:
V.F. a minor child,
JULIA NAVARRO
Petitioner,
DYLAN L FORDYCE,
Respondent.

YOU ARE NOTIFIED that an action for Name change of minor child has been filed against you and that you are required to serve a copy of your written defenses, if any, to is on NANCY L. BROWDER, ESQUIRE, whose address is 807 Azelle Street, Tampa, FL 33606 on or before 6-12-23 and file the original with the clerk to the Circuit court at 38053 Live Oak Avenue, Dade City, FL 33523 before service on the Petitioner's attorney, or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAYBE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THIS PETITION.

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

You must keep the Clerk of Court's office notified of your current address. (You may file Designation of current mailing and e-mail address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this law suit will be mailed or e-mailed to the addresses on record at the Clerk's office.

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

Dated: MAY 10 2023

Clerk of Court
BY Patty Hoogewind
Civil Court Seal
May 12, 19, 26; June 2, 2023
23-00753P

FIRST INSERTION

THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Wednesday, May 24, 2023, at 9:30 am at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

The Preserve at Wilderness Lake Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285
May 12, 2023 23-00747P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THE DOCTORS LOUNGE APP located at 5305 GULF DRIVE, SUITE 2 in the City of NEW PORT RICHEY, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of May, 2023.

PHYSICIAN LOGISTICS, L.L.C
May 12, 2023 23-00733P

FIRST INSERTION

Notice is hereby given that ANDREA JEAN LOWE, OWNER, desiring to engage in business under the fictitious name of COZYCORE CREATIONS located at 35049 MEADOW REACH DR, ZEPHYRHILLS, FLORIDA 33541 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 12, 2023 23-00755P

FIRST INSERTION

NOTICE OF CONTINUED FINAL HEARING IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

FAMILY LAW DIVISION
Case No.: 51-2022-DR-3950-ES

Division: DZ
MELINDA KNIGHT and AARON KNIGHT, husband and wife, Petitioners, v. TIFFANY HILLMAN, biological mother, KEIFER HOBBY, SR., biological father, and ANGELA HOBBY, permanent guardian, Respondents.

PLEASE TAKE NOTICE that on Friday, August 11, 2023, at 9:00 a.m., or as soon thereafter as counsel can be heard, a Final Hearing on Amended Petition for Temporary Custody will be heard in the above referenced case before the Honorable Linda Babb, in Chambers at the Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, Florida 33523.

PLEASE GOVERN YOURSELF ACCORDINGLY.

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 Public Information Dept., Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4272 ext. 8110 (V) for proceeding 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 or voice impaired, call 711.

Respectfully submitted,
Ayo and Iken, PLC
By: /s/ Howard H. Ellzey
Howard H. Ellzey, Esquire
Florida Bar No. 47697
4807 U.S. Highway 19, Suite 202
New Port Richey, FL 34652
Tel. (727) 844-7676
Fax (866) 791-3494
E-Mail: howarde@myfloridalaw.com

Secondary E-Mail:
mandy@myfloridalaw.com
Attorney for Petitioners
May 12, 19, 26; June 2, 2023
23-00752P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 05/26/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FAHP32N28W135715 2008 FORD
1J4FY29P8WP780693 1998 JEEP

May 12, 2023 23-00731P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Pro Tech Truck Service located at 4622 Gall Blvd in the County of Pasco, in the City of Zephyrhills, Florida 33542 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 5th day of May, 2023.

Vision Fleet LLC
May 12, 2023 23-00736P

FIRST INSERTION

Notice Is Herely Given that Archwell Health Medical of Florida, LLC, 102 Woodmont Blvd, Ste 600, Nashville, TN 37205, desiring to engage in business under the fictitious name of Arch-Well Health - Holiday, with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.

May 12, 2023 23-00738P

FIRST INSERTION

Notice is hereby given that MERWIN C GIL PINTO, OWNER, desiring to engage in business under the fictitious name of MKGS GENERAL SERVICES located at 8019 BEAVER CREEK LOOP, HUDSON, FLORIDA 34667 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 12, 2023 23-00740P

FIRST INSERTION

Notice is hereby given that LORI ANN HEIN, OWNER, desiring to engage in business under the fictitious name of ALL GOD'S CREATURES PHOTOGRAPHY located at 12214 MATISSE CIR, UNIT 106, NEW PORT RICHEY, FLORIDA 34655 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 12, 2023 23-00742P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Peach Cobbler Factory Land O Lakes located at 1341 Big Creek Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 9th day of May, 2023.

May 12, 2023 23-00743P

FIRST INSERTION

Notice of Budget Workshop of the Union Park East Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will hold a budget workshop on Wednesday, May 24, 2023 at 5:00 p.m. at its clubhouse located at 1549 Bering Rd, Wesley Chapel, FL 33543.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. Please check the District's website for the latest information: <https://www.unionparkeastcd.org/>. A copy of the agenda for the workshop will be available 7 days in advance of the workshop on the District's website.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the provisions of the Americans with Disabilities Act and Section 286.26, Florida Statutes, any person requiring special accommodations at this workshop because of a disability or physical impairment should contact the District Manager, Patricia Thibault with Breeze, via email at patricia@breezehome.com or via phone at (813) 564-7847 at least 48 hours prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Patricia Thibault District Manager
May 12, 2023 23-00732P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Donald King will engage in business under the fictitious name APPLIANCE REPAIR SERVICE, with a physical address 7304 COLLIS DR. NEW PORT RICHEY, FL 34653, with a mailing address 7304 COLLIS DR. NEW PORT RICHEY, FL 34653, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 12, 2023 23-00734P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Jeff's Gourmet Cuisine located at 9409 US-19 in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Richey, Florida, this 5th day of May, 2023.

JEFF'S GOURMET CUISINE LLC
May 12, 2023 23-00735P

FIRST INSERTION

Notice Is Herely Given that Archwell Health Medical of Florida, LLC, 102 Woodmont Blvd, Ste 600, Nashville, TN 37205, desiring to engage in business under the fictitious name of Arch-Well Health - Golden Acres, with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.

May 12, 2023 23-00737P

FIRST INSERTION

Notice is hereby given that SEVEN STAR LLC, OWNER, desiring to engage in business under the fictitious name of SEVEN STAR APPLIANCE REPAIR located at 1324 SEVEN SPRINGS BLVD, #139, NEW PORT RICHEY, FLORIDA 34655 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 12, 2023 23-00739P

FIRST INSERTION

Notice is hereby given that JONATHAN GONZALEZ, OWNER, desiring to engage in business under the fictitious name of PASCO GUTTERS & WINDOWS CLEANING SERVICES located at 7524 ILEX DR, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 12, 2023 23-00741P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Stardust Ballroom located at 7135 FL 54, in the County of Pasco, in the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 9th day of May, 2023.

DANCEALLDAYFITNESS LLC
May 12, 2023 23-00745P

FIRST INSERTION

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

File No. 2023CP000444CPAXES
Division: Probate
IN RE: ESTATE OF JAMES WITT Deceased.

The administration of the estate of James Witt, deceased, whose date of death was August 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 12, 2023.

Personal Representative:
Christina Witt
30911 Kelmin Terrace
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
Savannah Carpenter
Florida Bar No. 1018505
Gomez Zwiibel P.C.
880 21st Avenue North
St. Petersburg, Florida 33704
Phone 844-549-9467
TeamLiz@getomez.com
carpenter@getomez.com
Attorney for Personal Representative
May 12, 19, 2023 23-00726P

FIRST INSERTION

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

File No. 51-2022-CP-1886-WS
IN RE: ESTATE OF AMY CHUILING WONG Deceased.

The administration of the estate of AMY CHUILING WONG, deceased, whose date of death was July 4, 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 12, 2023.

Personal Representative:
CHARLIE WONG
7301 Vienna Lane
Port Richey, Florida 34668
Attorney for Personal Representative:
Donald R. Peyton
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
May 12, 19, 2023 23-00749P

FIRST INSERTION

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

File No. 2023-CP-000461-CPAXWS
IN RE: ESTATE OF MARY T. SERVODIO Deceased.

The administration of the estate of Mary T. Servodio, deceased, whose date of death was June 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 12, 2023.

Personal Representative:
Mario Antimone, Jr.
30 Royal Crest Circle
Tewksbury, Massachusetts 01876
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: webmaster@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
May 12, 19, 2023 23-00725P

FIRST INSERTION

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

File No. 2023-CP-675
IN RE: ESTATE OF JOHN D. BRINDLE, JR., Deceased.

The administration of the estate of JOHN D. BRINDLE, JR., deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 12, 2023.

Signed on this 11th day of April, 2023.

ROBERT JOHN BRINDLE
Personal Representative
3310 Old Wagon Road
Marietta, GA 30062
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
May 12, 19, 2023 23-00727P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-604 IN RE: ESTATE OF PAUL NOETZEL SACCO AKA PAUL SACCO AKA PAUL OTTO NOETZEL SACCO Deceased.

The administration of the estate of PAUL NOETZEL SACCO AKA PAUL SACCO AKA PAUL OTTO NOETZEL SACCO, deceased, whose date of death was March 5, 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.

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 12, 2023.

Personal Representative: ANTHONY PALMISANO 10336 Sorenstam Drive New Port Richey, Florida 34655 Attorney for Personal Representative /S/ CHRISTINA KANE CHRISTINA KANE Attorney Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd. Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com May 12, 19, 2023 23-00728P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail) TO: FLORENCE C. KLIMA and ANY UNKNOWN TENANT(S) 7353 Demure Lane, Lot #122 New Port Richey, Florida 34653. CMRR: 7022-1670-0001-4521-1690

When you vacated the premises at 7353 Demure Lane, Lot #122, New Port Richey, FL 34653, the following personal property remained:

1981 BROOKLYN TRAILER SINGLE WIDE MOBILE HOME VIN: FL-FL2AB16323118; TITLE NO. 0019741541 You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than May 26, 2023 at 11:00a.m., this property will be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: May 5, 2023 SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC By: MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653 (727)-842-3928 May 12, 19, 2023 23-00730P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000480CPAXWS Division I/J IN RE: ESTATE OF HAROLD C. STONE A/K/A HAROLD CHANDLER STONE Deceased.

The administration of the estate of HAROLD C. STONE a/k/a HAROLD CHANDLER STONE, deceased, whose date of death was January 19, 2023, 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.

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 12, 2023.

Personal Representative: MAX E. DOLEHANTY, JR. 1929 Viceroy Lane Holiday, Florida 34690 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@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com May 12, 19, 2023 23-00750P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CA-002359-WS IN RE: ESTATE OF WALTER J. PLAGENS Deceased.

The administration of the estate of WALTER J. PLAGENS, deceased, whose date of death was January 16, 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 TIME 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 12, 2023.

Personal Representative(s): Charles Plagens 3159 Jackson Drive Holiday, FL 34691 Attorney for Personal Representative Felix G. Montanez, Esq. Fla. Bar No. 99892 2114 W. Columbus Dr. Tampa, FL 33607 May 12, 19, 2023 23-00729P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-00034-CPAX-WS IN RE: ESTATE OF CHRISTINE TOCZEK Deceased.

The administration of the Estate of CHRISTINE TOCZEK, deceased, whose date of death was on August 29, 2022, and the last four digits of her social security number are 6668 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 12, 2023.

Personal Representative: /s/ Janusz Toczek Janusz Toczek, 3532 Overland Drive Holiday, FL 34691 Attorney for Personal Representative: /s/ Andrew Wiczorkowski Andrew Wiczorkowski, Esq. Florida Bar Number: 0829994 2474 Sunset Point Road Clearwater, FL 33765 Telephone: (727) 726-1200 Fax: (727) 726-7088 E-Mail: awlawyeradvice@gmail.com May 12, 19, 2023 23-00751P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-0682 IN RE: ESTATE OF HELEN BALIKO Deceased.

The administration of the estate of Helen Baliko, deceased, whose date of death was March 27, 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 May 12, 2023.

Personal Representative: William J. Higgins, Sr. 4223 Floramar Terrace. New Port Richey, FL 34652 Attorney for Personal Representative: David A. Hook, Esq. Florida Bar No. 0013549 223 Floramar Terrace. The Hook Law Group, P.A. New Port Richey, Florida 34652 courtservice@elderlawcenter.com May 12, 19, 2023 23-00748P

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. 2019 CA 003060

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF SEVEN SPRINGS 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 an Order or Summary Final Judgment of foreclosure dated April 25, 2023, and entered in Case No. 2019 CA 003060 of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT

IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF SEVEN SPRINGS 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 July 24, 2023, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 153 OF BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE(S) 47, 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 5/4/23 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 By: s/Jeffrey M. Seiden, Esq. Jeffrey M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700 1496-183291 / SM2 May 12, 19, 2023 23-00723P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:

51-2016-CA-001556-CAAX-WS NATIONSTAR MORTGAGE LLC, AS SUBSTITUTED PLAINTIFF FOR COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC, Plaintiff,

vs. JENNY LOU PATCH A/K/A JENNY LOU ADAMS AND _____ PATCH, UNKNOWN SPOUSE OF JENNY LOU PATCH, IF ANY; JOHN DOE OR ANY OTHER PERSON IN POSSESSION; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, WHETHER LIVING OR NOT, AND WHETHER SAID UNKNOWN PARTIES CLAIMS AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR IN ANY OTHER CAPACITY, CLAIMING BY, THROUGH UNDER OR AGAINST THE NAMED DEFENDANTS IN POSSESSION OF THE SUBJECT PROPERTY, Defendants NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel

and Reschedule Foreclosure Sale dated the 24th day of April 2023, and entered in Case No. 51-2016-CA-001556-CAAX-WS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JENNY LOU PATCH A/K/A JENNY LOU ADAMS; and UNKNOWN TENANT N/K/A STEPHEN ADAMS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 5th day of June 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this

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

Dated this 4th day of May, 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com May 12, 19, 2023 23-00721P

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.

2023CA000539CAAXES 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 Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased; Raymond P. Whelan a/k/a Raymond Whelan; Shawn P. Whelan; Scott Whelan; Edward Raymond Whelan, II a/k/a Edward R. Whelan, II a/k/a Edward Raymond Whelan; Tropical Mobile Home Owners Association, Inc. 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 Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST, THENCE

SOUTH 501.5 FEET, THENCE N. 89°55'30"W., 555.0 FEET TO A POINT OF BEGINNING, THENCE N. 89°55'30" W., 111.89 FEET, THENCE N. 0°33'30" W., 60.0 FEET, THENCE S. 89°55'30" E., 112.39 FEET, THENCE SOUTH 60.0 FEET TO THE POINT OF BEGINNING; LESS THE EAST 40.00 FEET FOR ROAD RIGHT OF WAY, BEING A PART OF TRACT 12 OF ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 2002 ENTERTNR DOUBLE WIDE MOBILE HOME, TITLE #86032204, VIN#FLFL270A29580CY21, AND TITLE #86032579, VIN#WFLFL270B29580CY21, WHICH MOBILE HOME TITLES ARE BEING CANCELLED/RETIRED. SAID MOBILE HOME IS PERMANENTLY AFFIXED TO CAPTIONED PROPERTY. PARCEL IDENTIFICATION NUMBER:

15-26-21-0140-00000-0220 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscoll, 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 6-12-23, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 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 MAY 08, 2023 Nikki Alvarez-Sowles As Clerk of the Court By Patty Hoogewind As Deputy Clerk File # 23-F00162 May 12, 19, 2023 23-00720P



What is a public notice?

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

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2023, and entered in 2022CA002262CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA; MARIA MATOS; UNKNOWN SPOUSE OF FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA; UNKNOWN SPOUSE OF MARIA MATOS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 05, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 4 day of May, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-050305 - VIT
May 12, 2023 23-00724P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 23-CC-1456

MAC-BRH, INC., PLAINTIFF, VS. HTN TRUST INC. AS TRUSTEE ONLY, UNDER THE 19-6-4 LAND TRUST DEFENDANT(S) /

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 9, 2023, and entered in 2023-CC-001456 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MAC-BRH, Inc., is the Plaintiff and HTN Trust Inc. as Trustee only, under the 19-6-4 Land Trust, 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 June 6, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 6, Block 21, SANTA FE AT WESTBROOKE, according to the map or plat thereof as recorded in Plat Book 58, Page 44, Public Records of Pasco County, Florida. More commonly known as: 5047 Cactus Needle Lane, Wesley Chapel, FL. 33544 ("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 10th day of May, 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
May 12, 2023 23-00754P

FIRST INSERTION

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

2023-CA-002800ES SHARON A. STOCKDALE and SHERIDAN L. STOCKDALE, Plaintiffs, v.

ESTATE OF DARRELL L. HOUSEWORTH, and all unknown parties claiming by, through, under, or against the named Defendant who are not known to be dead or alive whether the unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors to trustees or other claimants of the ESTATE OF DARRELL L. HOUSEWORTH; MELINDA TOUCHET; ROBYN MARIE HOUSEWORTH; and AMERICAN GENERAL HOME EQUITY, INC. NIKI A ONEMAIN HOME EQUITY, INC., Defendants.

TO: ESTATE OF DARRELL L. HOUSEWORTH, and all unknown parties claiming by, through, under, or against the named Defendant who are not known to be dead or alive whether the unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors to trustees or other claimants of the ESTATE OF DARRELL L. HOUSEWORTH.

YOU ARE NOTIFIED that an action to quiet the title, for declaratory judgment and for reformation of deed in regard to the following real property in Pasco County, Florida:

THE SOUTHERLY 20.00 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA RESERV-

ING THE EAST 30.0 FEET FOR ROAD RIGHT OF WAY.

Parcel ID: 04-24-18-0010-00000-115S a/k/a 18345 EDGEWOOD DRIVE, SPRING HILL, FL 34610

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Randy Edmonson, of Dewitt Law Finn, P.A., Plaintiffs attorney, whose address is 1560 W. Cleveland St., Tampa, FL 33606, telephone number (727) 346-1903, on or before June 12th, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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 4th day of MAY, 2023.
Clerk of the Circuit Court
By: As Deputy Clerk
May 12, 19, 26; June 2, 2023
23-00722P



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legal@businessobserverfl.com

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COLLIER • CHARLOTTE



SUBSEQUENT INSERTIONS

SECOND 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 Leticia 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADULT STEPPARENT 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.

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

Dated: APR 25 2023
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind {Deputy Clerk}
May 5, 12, 19, 26, 2023 23-00700P

FOURTH 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

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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. Screnci, Esq.
Stephen W. Screnci, Esq.
Stephen W. Screnci, P.A.
Florida Bar No.: 0051802
6991 N. State Road 7, Suite 201
Parkland, FL 33073
Email: swws@screncilaw.com
May 5, 12, 2023 23-00717P

SECOND 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 unmatured, 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 unmatured, 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:
lccarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
May 5, 12, 2023 23-00691P

SECOND 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)
rachaer@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 5, 12, 2023 23-00702P

SECOND 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

SECOND 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

SECOND 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.realestateclose.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@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
1000008231
May 5, 12, 2023 23-00685P

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN
AND FOR
PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.

2019CA001973CAAXES
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE (CWALT
2007-OA3),
Plaintiff, vs.

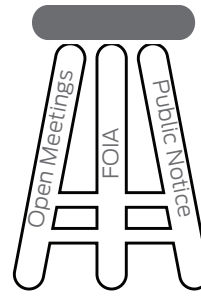
RICHARD A. SERGI A/K/A
RICHARD ANTHONY SERGI;
WILDERNESS LAKE PRESERVE
HOMEOWNERS ASSOCIATION,
INC., UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTERESTS
BY, THROUGH, UNDER
OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
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-OA3) 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: ansersw@dallegal.com
1496-178445 / AP3
May 5, 12, 2023 23-00709P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

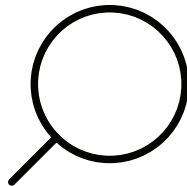


Citizens continue to learn about vital civic matters from newspaper notices.

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

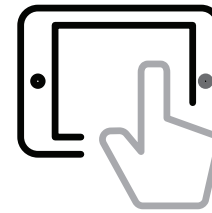
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
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- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
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- Government Property Sales
- Permit and License Applications

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

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