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 ad-

dresses of the personal representative

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.

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

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

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: Christina Witt

30911 Kelmin Terrace

Wesley Chapel, Florida 33543 Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is May 12, 2023.

Savannah Carpenter

Florida Bar No. 1018505 Gomez Zwibel P.C.

880 21st Avenue North

Phone 844-549-9467

May 12, 19, 2023

TeamLiz@geteomez.com

scarpenter@getgomez.com

Attorney for Personal Representative

St. Petersburg, Florida 33704

BARRED.

All other creditors of the decedent

and the personal representative's attor-

ney are set forth below.

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,

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 if 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 re-

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

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

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 AC-CORDINGLY.

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 $\hbox{E-Mail: howarde@myfloridalaw.com}$ Secondary E-Mail: mandy@myfloridalaw.com

Attorney for Petitioners

May 12, 19, 26; June 2, 2023

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 con-

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

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

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY

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 Zeyphyrhills, Florida, this 5th day of May, 2023. Vision Fleet LLC

May 12, 2023

23-00736P

FIRST INSERTION

Notice Is Hereby 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.

23-00738P May 12, 2023

FIRST INSERTION

Notice is hereby given that MERWIN C GIL PINTO, OWNER, desiring to engage in business under the fictitious name of MKGS GENERAL SERVIC-ES 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.

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 PHOTOG-RAPHY 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.

23-00742P May 12, 2023

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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

NAME LAW PURSUANT TO SEC-TION 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, Divi-

23-00734P May 12, 2023

FIRST INSERTION

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

Gourmet Cuisine located at 9409 US-Department of State, Tallahassee,

Dated at Port Richey, Florida, this 5th day of May, 2023. JEFF'S GOURMET CUISINE LLC

May 12, 2023

Notice Is Hereby Given that Archwell

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

FIRST INSERTION

Notice is hereby given that JONA-THAN GONZALEZ, OWNER, desiring to engage in business under the fictitious name of PASCO GUTTERS & WINDOWS CLEANING SERVIC-ES 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

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

FIRST INSERTION

Notice of Budget Workshop of the

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

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

Patricia Thibault District Manager

May 12, 2023

FIRST INSERTION

UNDER FICTITIOUS sion of Corporations.

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Jeff's 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

23-00735P

FIRST INSERTION

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

Notice Under Fictitious Name Law

23-00745P

Union Park East Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Union Park

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.unionparkeastcdd.org/. A copy of the agenda for the workshop will be available 7 days in advance of the workshop on the District's

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 23-00732P

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 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 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

23-00726P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ${\tt PASCO\ COUNTY,\ FLORIDA}$ 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 753O 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this

notice is 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 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-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

THE TIME PERIODS SET FORTH

FLORIDA STATUTES SEC-

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

SUBSCRIBE TO THE BUSINESS OBSERVER

23-00747P

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 SACCIO AKA PAUL SACCIO AKA PAUL OTTO NOETZEL SACCIO Deceased.

The administration of the estate of PAUL NOETZEL SACCIO AKA PAUL SACCIO AKA PAUL OTTO NOETZEL SACCIO, deceased, whose date of death was March 5, 2023, is pending in the Circuit Court for PAS-CO 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: ANTHONY PALMISANO

10336 Sorenstam Drive New Port Richey, Florida 34655 Attorney for Personal Representative /S/ CHRISTINA KANE CHRISTINA KANE 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:

BROOKLYN TRAIL-ER SINGLE WIDE MO-HOME VIN: 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

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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 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 $\hbox{E-Mail: jenny@siegcolelaw.com}$ Secondary E-Mail: eservice@siegcolelaw.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 WITH-IN 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 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 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

PASCO COUNTY

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

Personal Representative: /s/ Janusz Toczek Janusz Toczek,

3532 Overland Drive Holiday, FL 34691 Attorney for Personal Representative: /s/ Andrew Wieczorkowski Andrew Wieczorkowski, 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

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 attor-

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

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

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

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

The date of first publication of this notice is 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

FIRST INSERTION

NOTICE OF SALE IN ITS INDIVIDUAL CAPACITY PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE BUT SOLELY AS OWNER TRUST-EE FOR VRMTG ASSET TRUST is Plaintiff and SHAWN E. VASEY SIXTH JUDICIAL CIRCUIT $\begin{array}{c} \text{IN AND FOR PASCO COUNTY,} \\ \text{FLORIDA} \end{array}$ $\rm A/K/A$ SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE CIVIL DIVISION OF SEVEN SPRINGS HOMEOWN-ERS ASSOCIATION, INC. UN-KNOWN TENANT NO. 1; UN-CASE NO. 2019 CA 003060 US BANK TRUST NATIONAL KNOWN TENANT NO. 2; and ALL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-SOLELY AS OWNER TRUSTEE DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE FOR VRMTG ASSET TRUST, Plaintiff, vs. SHAWN E. VASEY A/K/A SHAWN ANY RIGHT, TITLE OR INTEREST VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk SEVEN SPRINGS HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN of the Circuit Court, will sell to the highest and best bidder for cash www.

> scribed 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 RE-CORDED IN PLAT BOOK 45, PAGE(S) 47, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

> pasco.realforeclose.com, 11:00 a.m.,

on July 24, 2023, the following de-

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 23-00723P May 12, 19, 2023

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.:

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,

NOTICE IS HEREBY GIVEN pur-

suant to an Order or Summary Fi-

nal Judgment of foreclosure dated

April 25, 2023, and entered in Case No. 2019 CA 003060 of the Cir-

cuit Court in and for Pasco County,

Florida, wherein US BANK TRUST

NATIONAL ASSOCIATION, NOT

Defendant(s).

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,

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 NATION-STAR MORTGAGE LLC is the Plaintiff and JENNY LOU PATCH A/K/A JEN-NY 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 REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF 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

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 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.

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 BEGIN-NING, 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 ZEPH-YRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH ENTERTNR DOU-BLE WIDE MOBILE HOME, TITI.£ #86032204, VIN#FLFL270A29580CY21, AND TITLE #86032579. VIN#WFLFL270B29580CY21, WHICH MOBILE HOME TITLES ARE BEING CAN-CELLED/RETIRED. SAID MO-BILE HOME IS PERMANENT-LY AFFIXED TO CAPTIONED PROPERTY.

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

DATED 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.

23-00748P

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,

FELIX GARCIA RIVERA A/K/A FELIX GARICA RIVERA AND MARIA MATOS, et al.

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

IMPORTANT AMERICANS WITH DISABILI-TIES 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, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-050305 - ViT

May 12, 19, 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 accor-dance with Florida Statutes, Section

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, 19, 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 atto rney, 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 Com-

plaint 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

DATED this 4th day of MAY, 2023. Clerk of the Circuit Court

As Deputy Clerk May 12, 19, 26; June 2, 2023

23-00722P



PASCO COUNTY

Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE 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 Letticia Flores Larry Johnson B148 Joseph Della Sala B246 Sherry Toler Richard Jerard B374 Stevan Keith B456 Bettina Vasquez Bettina Vasquez B458 Bettina Vasquez B475 Bettina Vasquez Bettina Vasquez B478 Martin Book

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

Beth Hines C75 C77 C88 Beth Hines Spomenka Tomic Kayla Scozzafava E12 Spomenka Tomic Spomenka Tomic E35 C228 Walteau Lawson Dawn Clower F224 James Wilson

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

Shane Bloodman D1 G5 Angela Catherine Stuart David McMillan C51 Rhonda Guadarrama G11 Jay Lancey May 5, 12, 2023

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 Statues 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 SER-VICE 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 AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S 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 ADOP-TION OF TRAVIS ALLEN DUFFY

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,

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

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 2925Alternate 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. 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 Administra-tion 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 Avenue, 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:

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 Cristopher 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

Boca Raton, FL 33431 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

4855 Technology Way, Suite 530

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

The date of first publication of this Notice is 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

SECOND 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/DEVISEES 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 Unrecorded 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 $65^{\circ}57'02$ " East, a distance of 89.28 feet for a Point of Beginning; 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 distance 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 Beginning; the Northeasterly 5 feet and Southwesterly 5 feet of the above

a/k/a 4946 Allner Street, New Port Richey, Florida 34652-3560. a/k/a Parcel Identification Num-

described parcel being subject to an easement for utilities.

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 within sixty (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 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 trans-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

SECOND INSERTION SECOND INSERTION NOTICE OF PUBLIC SALE

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 Jayme Wells May 5, 12, 2023 21 23-00715P The following personal property of Maritza Pastrana, will, on May 25, 2023, at 8:00 AM at 36006 State Road 54 West, Zephyrhills, Pasco County, FL 33541, Will be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: CHAL 1968 Mobile Home,

VIN: FB251FLB723 TITLE No: 3117115 And all other personal property located therein Prepared by

Tracy McDuffie 1003 W Cleveland St, Tampa, FL 33606 23-00708P May 5, 12, 2023

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

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

Rarely do consumers specifically search online

SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, 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.

Unit Name Kim Dye E016 Christopher Garcia II I008 Steven Melvin E023 Jacqueline Shannon I201Scott Shav F016 Lacie Snyder I402 23-00714P May 5, 12, 2023

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-

FOURTH INSERTION

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 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,

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 at11:00 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, TOWN-SHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLOR-IDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 35 FEET OF THE EAST 1/2 OF

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,

THE UNKNOWN HEIRS.

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS.

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHER

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF BARBARA J.

TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE

ESTATE OF BARBARA J. BORRESEN,

whose residence is unknown if he/she/

they be living; and if he/she/they be

dead, the unknown defendants who

may be spouses, heirs, devisees, grant-

ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

by, through, under or against the Defen-

dants, 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 be-

ing foreclosed herein.
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

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

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel

PASCO COUNTY, FLORIDA.

following property: LOT 1304 OF SEVEN SPRINGS

BORRESEN, DECEASED, et. al.

Plaintiff, vs.

Defendant(s),

DECEASED,

TRACT 57 AND THE NORTH 35 FEET OF TRACT 58, SEC-TION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORD-ED 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, Žephyrhills, 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: servicefl@mtglaw.com May 5, 12, 2023 23-00683P

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 Publica-

tion of this Notice) and file the original

with the clerk of this court either before

service on Plaintiff's attorney or imme-

diately 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 Richev:

(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 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.

this Court at County, Florida, this day of

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO

ROBERTSON, ANSCHUTZ, AND

PRIMARY EMAIL: flmail@raslg.com

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Apr. 28; May 5, 12, 19, 2023

Boca Raton, FL 33487

CLERK OF THE CIRCUIT COURT

(SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK

(2) CONSECUTIVE WEEKS.

APR 24, 2023.

SCHNEID, PL

22-069298

WITNESS my hand and the seal of

filed herein.

THIRD INSERTION

SECOND 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

Defendants. Notice is hereby given that, pursuant to the Default Final Judgement of Foreclosure 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:

KNICKERBOCKER,

1981 LONG recreational vehicle bearing vehicle identification number 35104081 ("Recreational Vehicle") located in the Community at 4032 Mameli 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 interest 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 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. 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 Tampa, Florida 33603

3902 North Marguerite Street 813.241.8269 efiling@atlaslaw.com May 5, 12, 2023

23-00710P

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. 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,

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 BOUNDARY 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

has been filed against you and you are required to serve a copy of your written 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 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 PUB-(2) CONSECUTIVE WEEKS

If you are a person with a disability who needs any accommodation in order court appearance, or immediately upon

DATED on MAY 01 2023.

Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Patty Hoogewind As Deputy Clerk

File # 22-F01384 May 5, 12, 2023

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

23-00661P

POINT OF BEGINNING.

LISHED ONCE A WEEK FOR TWO

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled 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

Amanda Driscole, Esquire, Brock & Scott, PLLC.. 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309

23-00694P

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA,

PROBATE DIVISION

File No. 2023CP000428CPAXWS

IN RE: ESTATE OF

WILLIAM R. CONKLIN a/k/a

WILLIAM RICHARD CONKLIN,

Deceased.
TO ALL PERSONS HAVING CLAIMS

You are hereby notified that an

Order of Summary Administration

has been entered in the Estate of WILLIAM R. CONKLIN a/k/a

WILLIAM RICHARD CONKLIN,

Deceased, File Number 2023CP-000428CPAXWS by the Circuit

Court for Pasco Čounty, Florida,

Probate Division, the address of which is 38053 Live Oak Avenue,

Dade City, Florida 33523; that the

decedent's date of death was August

27, 2022; that the total value of

the estate is homestead and exempt

property only, and that the names

and addresses of those to whom it

has been assigned by such order

are: Estate of Richard W. Conk-

lin, c/o Carolyn L. Genter, 60 Lori Street, Inglis, Florida 34449.

All creditors of the estate of the

decedent and persons having claims

or demands against the estate of

the decedent other than those for

whom provision for full payment was made in the Order of Sum-

mary Administration must file their

claims with this court WITHIN THE TIME PERIODS SET FORTH IN §

733.702 OF THE FLORIDA PRO-

ALL CLAIMS AND DEMANDS

NOT SO FILED WITH BE FOREVER

OTHER APPLICABLE TIME PE-

RIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

The date of the first publication of

Person Giving Notice: CAROLYN L. GENTER

60 Lori Street

Inglis, Florida 34449

23-00687P

Attorney for Person Giving Notice:

BRADŠHAW & MOUNTJOY, P.A.

S. Michael Mountjoy, Esquire

209 Courthouse Square

May 5, 12, 2023

Inverness, Florida 34450

NOTWITHSTANDING

this Notice is May 5, 2023.

NOTIFIED THAT:

BATE CODE.

BARRED

BARRED.

ALL INTERESTED PERSONS ARE

DEMANDS AGAINST

ABOVE ESTATE:

SECOND 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,

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

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 von. 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,

SUBMITTED on this 28th day of April, 2023. TÎFFANY & 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

SECOND INSERTION

May 5, 12, 2023

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 $2022 {\rm CA001962 CAAXES}$ of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION 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 ZEPH-YRHILLS, AS PER PLAT OF THE TOWN OF ZEPHYRHILLS THEREOF, RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY,

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 accordance with Florida Statutes, Section 45.031.

23-00689P

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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-049938 - NaC

SECOND 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. 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

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

THE STATE OF FLORIDA, AND

WEST HILLCREST COMMUNITY

THE TAXPAYERS, PROPERTY

OWNERS AND CITIZENS OF

DEVELOPMENT DISTRICT,

OWNING PROPERTY OR

INCLUDING NON-RESIDENTS

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

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 DEVEL-

OPMENT DISTRICT, INCLUDING

NON-RESIDENTS OWNING PROP-

ERTY OR SUBJECT TO ASSESS-

MENTS 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

The West Hillcrest Community De-

velopment District (the "District")

OF THE BONDS HEREIN

DESCRIBED, OR TO BE

AFFECTED IN ANY WAY

THEREBY.

Defendants

DEVELOPMENT DISTRICT,

DIANE PATRICK, ESQ.

address are:

Plaintiff, vs.

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 von. 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

SECOND INSERTION

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=Z1RRUGtk MVBoMkFUb3dDQUhRd1lxQT09, Meeting ID: 935 8919 7070, Passcode:

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 $two\left(2\right) consecutive \, weeks, commencing$ with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.
Electronically Conformed 4/28/2023

Kimberly Sharpe Byrd HONORABLÉ 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 Richev. 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

are hearing or voice impaired, call {00119351.DOCX/2} May 5, 12, 2023 23-00704P

appearance is less than 7 days; if you

711.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000537-WS IN RE: ESTATE OF

SECOND INSERTION

MICHAEL A. MADAK **Deceased.**The administration of the estate of MI-

CHAEL A. MADAK, deceased, whose date of death was March 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

Personal Representative: **DEBRA L. MADAK** 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 May 5, 12, 2023 23-00688P

SECOND INSERTION

136386; or via telephone at 1-786-635-

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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

THEREBY:

Sale to be held at www.storagetreasures.com.

0A167 - pellikan, Nicole; 0A202 - david, felicia; 0A219 - Tucker, Erica; 0B046 - Hernandez, Edwin; 0B110 - 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.storagetreasures.com.

1043 - Brown, Samantha; 1045 - levandowski, 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 Jt, 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.storagetreasures.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.storagetreasures.com.

 $11002 - Waller, Tony; 11041 - \\ Andrews, Julie; 11132 - bedoya, Angelyse; 11146 - \\ Black, Chase; 11187 - Reeves, Christofer; 12035 - Black, Chase; 11187 - Black, Chase; 1118$ Rumph, Callie; 12069 - Perz, Jamie; 12095 - Smith, Dylan; 12124 - Morgan, Chenette; 12135 - Johnson, Jennifer; 12139 -Armstrong, Long; 12150 - Lineback, Harold; 12212 - Danko, Marnie; 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.storagetreasures.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.storagetreasures.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. 23-00698P

May 5, 12, 2023

SECOND 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 COUN-TY, FLORIDA.

a/k/a 37544 AARALYN RD, ZEPHYRHILLS, FL 33542-

May 5, 12, 2023

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 appear-

ance is less than seven days. Dated at St. Petersburg, Florida this 25th. day of April, 2023. eXL Legal, PLLC

Designated Email Address: efiling@exllegal.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

23-00684P

May 5, 12, 2023

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 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 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: pevtonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com 23-00706P May 5, 12, 2023

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 $338,\,\mathrm{New}$ Port Richey, FL 34656-0338.The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED

IN ADDITION TO THE TIME LIM-ITS SET FORTH IN SECTION 733.702 OF THE ELORIDA 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

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

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

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

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

The date of first publication of this notice is 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM

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

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

The date of first publication of this notice is 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: sws@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, Deceased, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and 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: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com 23-00691P May 5, 12, 2023

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. BENGTSON, Deceased.

The administration of the Estate of DA-VID A. BENGTSON, 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

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT 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. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com 23-00702P May 5, 12, 2023

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 PUBLICA-TION 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 AF-TER THE DATE OF THE FIRST PUB-LICATION 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 LÂWRENCE & ASSOCIATES 1226 N. Tamiami Trail, Suite 201 Sarasota, Florida 34236

Tel.: (941) 404-6360 Email: pbupivi@lawrencelawoffices.com 23-00695P

May 5, 12, 2023

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 PUBLICA-TION 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 FOREV-ER BARRED.

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

Notice is 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 prop-

ertv situated in Pasco County, Florida,

described as: DARLINGTON LOT 14, HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORD-ED IN PLAT BOOK 6, PAGE 82, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

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 be ginning 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@exllegal.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 TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512023CP000597CPAXWS Division I/J IN RE: ESTATE OF WILLIAM CICCARELLI AKA WILLIAM FRANK CICCARELLI

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of WILLIAM CICCARELLI aka WILLIAM FRANK CICCARELLI, deceased, File Number 512023CP000597CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was February 22, 2023; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such

order are: Name Address FRANK CICCARELLI 2690 Coral Landings Boulevard Apt. No. 117 Palm Harbor, FL 34684 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733,702, ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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: FRANK CICCARELLI 2690 Coral Landings Boulevard

Apt. No. 117 Palm Harbor, Florida 34684 Attorney for Person Giving Notice JENNY SCAVINO SIEG, ESQ.

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@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

May 5, 12, 2023

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 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, vherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2007-OA3) is Plaintiff and RICH-ARD A. SERGI A/K/A RICHARD ANTHONY SERGI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT 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:

23-00696P

LOT 6, BLOCK I, WILDER-NESS LAKE PRESERVE PHASE III, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 53, PAGES 102-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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

23-00709P

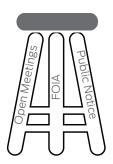
May 5, 12, 2023



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







VS



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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

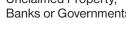
Citizen Participation Notices

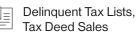
Government Meetings $\overline{\ }$ and Hearings

Summaries

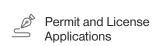
Land and Water Use



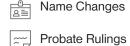








Mortgage Foreclosures



Divorces and Adoptions



Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Zoning, Annexation and Land Use Changes

Creation of Special

School District Reports

Tax Districts

Stay Informed, It's Your Right to Know.

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



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



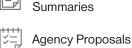
Types Of Public Notices

Citizen Participation Notices

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





Permit and License
Applications

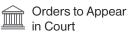
Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions



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