# PASCO COUNTY LEGAL NOTICES

#### FIRST INSERTION

#### BOARD OF SUPERVISORS MEETING DATES ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Zephyr Ridge Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at 5:00 pm on the 4th Monday of each month at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542, unless otherwise indicated as follows:

October 23, 2023 November 27, 2023 January 22, 2024 February 26, 2024 March 25, 2024 \*May 20, 2024 (3rd Monday) June 24, 2024 July 22, 2024 August 26, 2024 September 23, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334–4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800–955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager Governmental Management Services – Tampa, LLC July 14, 2023

# FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOP-TION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a public hearing on August 1, 2023 at 6:00 p.m. at Residence Inn, 2101 Northpoint Parkway, Lutz, Florida 33558, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263–0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.thepreserveatsouthbranchcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager				
July 14, 2023	5	23-01141P		
	EIDET INCEPTION			
	FIRST INSERTION			

#### Notice of Public Hearing and Board of Supervisors Meeting of the Epperson North Community Development District

The Board of Supervisors (the "**Board**") of the Epperson North Community Development District (the "**District**") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, FIRST INSERTION

#### BOARD OF SUPERVISORS MEETING DATES DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Dupree Lakes Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at 6:00 pm at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639, unless otherwise indicated below:

October 17, 2023 \*November 14, 2023 (2nd Tuesday) December 19, 2023 January 16, 2024 February 20, 2024 March 19, 2024 April 16, 2024 June 18, 2024 June 18, 2024 June 18, 2024 August 20, 2024 September 17, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

# District Manager, Jason Greenwood

23-01139P

Governmental Management Services – Tampa, LLC July 14, 2023

23-01140P

23-01175P

23-01177P

### FIRST INSERTION Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch II Community Development District

The Board of Supervisors (the "**Board**") of the Epperson Ranch II Community Development District (the "**District**") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. eppersonranch2cdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley District Manager July 14, 2023

# FIRST INSERTION

#### BOARD OF SUPERVISORS MEETING DATES TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Terra Bella Community Development District will hold their regular meetings for Fiscal Year 2023-2024 on the first Tuesday of every month at 6:00 pm at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O' Lakes, FL 34639, unless otherwise indicated as follows:

> October 3, 2023 November 7, 2023 \*January 9, 2024 (2nd Tuesday) March 5, 2024 April 2, 2024 May 7, 2024 June 4, 2024 August 6, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood District Manager Governmental Management Services – Tampa, LLC July 14, 2023 23-01142P

#### FIRST INSERTION Notice of Public Hearing and Board of Supervisors Meeting of the Mirada II Community Development District

The Board of Supervisors (the **"Board**") of the Mirada II Community Development District (the **"District**") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. Mirada2cdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley	
District Manager	
July 14, 2023	23-01179P

# FIRST INSERTION

#### Notice of Public Hearing and Board of Supervisors Meeting of the Mirada Community Development District

The Board of Supervisors (the "**Board**") of the North AR-1 of Pasco Community Development District (the "**District**") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the

North AR-1 of Pasco Community Development District

The Board of Supervisors (the "**Board**") of the Mirada Community Development District (the "**District**") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. eppersonnorthedd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley District Manager July 14, 2023 The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. northarlofpascocdd.org, or may be obtained by contacting the District Manager's office via email at Heather@Breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley District Manager July 14, 2023

23-01176P

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. miradacdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley	
District Manager	
July 14, 2023	23-01178P

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law	Notice Under Fictitious Name Law	Notice Under Fictitious Name Law
Pursuant to Section 865.09,	Pursuant to Section 865.09,	Pursuant to Section 865.09,
Florida Statutes	Florida Statutes	Florida Statutes
NOTICE IS HEREBY GIVEN that	NOTICE IS HEREBY GIVEN that	NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in	the undersigned, desiring to engage	the undersigned, desiring to engage
business under the fictitious name of	in business under the fictitious name	in business under the fictitious name
MadRabbit Creations located at 11439	of Sophisticated Nut located at 5550	of InnerVision Psychiatry located at
Crowne Pointe St, in the County of	Magdelene Way, in the County of Pasco,	27724 Cashford Cir 102, in the County
Pasco, in the City of New Port Richey,	in the City of Zephyrhills, Florida	of Pasco, in the City of Wesley Chapel,
Florida 34654 intends to register	33541 intends to register the said name	Florida 33544 intends to register
the said name with the Division of	with the Division of Corporations	the said name with the Division of
Corporations of the Florida Department	of the Florida Department of State,	Corporations of the Florida Department
of State, Tallahassee, Florida.	Tallahassee, Florida.	of State, Tallahassee, Florida.
Dated at New Port Richey, Florida,	Dated at Zephyrhills, Florida, this	Dated at Wesley Chapel, Florida, this
this 6th day of July, 2023.	10th day of July, 2023.	11th day of July, 2023.
INFINITE4LIFE LLC	N3KIT LLC	INNERVISION PSYCHIATRY, LLC
July 14, 2023 23-01147P	July 14, 2023 23-01159P	July 14, 2023 23-01169P

FIRST INSERTION LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NO-TICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting The Board of Supervisors ("Board") for the Long Lake Ranch Community Development District ("District") will hold the following two public hearings and a regular meeting: August 3, 2023

DATE: TIME LOCATION:

6:00 p.m. Long Lake Ranch Amenity Center 19037 Long Lake Ranch Blvd. Lutz, Florida 33558

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed Budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M ssments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Townhome/Attached	199	0.85	\$1,693.09
Single Family 45'	175	0.95	\$1,868.02
Single Family 55'	316	1.00	\$1,955.48
Single Family 65'	160	1.05	\$2,042.95

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no as-sessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on all ben-efited property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

#### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the roposed Budget, proposed assessment roll, nd the agenda for the hearings and meeting ay be obtained at the offices of the District anager, located at 250 International Parkway ite 208, Lake Mary, Florida 32746, Ph: (321) 53-0132 ("District Manager's Office"), durg normal business hours. The public hearings ad meeting may be continued to a date, time, nd place to be specified on the record at the earings or meeting. There may be occasions hen staff or board members may participate speaker telephone.

Any person requiring special accommoda-ons at this meeting because of a disability or nysical impairment should contact the Disict Manager's Office at least forty-eight (48) ours prior to the meeting. If you are hearing speech impaired, please contact the Florida elay Service by dialing 7-1-1, or 1-800-955-771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners ave the right to appear at the public hearings and meeting and may also file written objec-

# FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the **Ballantrae Community Development District** 

The Board of Supervisors (the "Board") of the Ballantrae Community Development District (the "District") will hold a public hearing and a meeting on August 10, 2023, at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes,

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the **"O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.ballantraecdd.org, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (407) 221-9153

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	O&M
Townhomes	\$419
Single Family 40'	\$1,194
Single Family 45'	\$1,194
Single Family 50'	\$1,194
Single Family 65'	\$1,349
Single Family 70'	\$1,349
Commercial	\$2,699

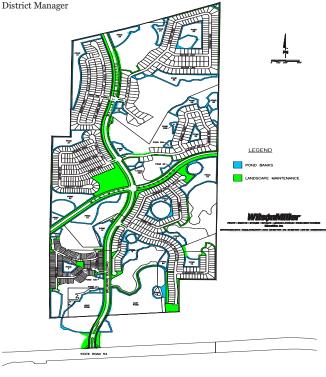
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law

for community development districts. They may be continued to a date, time, and place to be specified on the record at the hear-ing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations be cause of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Patricia Thibault



23-01173P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1037 IN RE: ESTATE OF FAYLENE GALLART, Deceased.

July 14, 2023

FIRST INSERTION

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

FIRST INSERTION NOTICE TO CREDITORS

RE: GEORGE H. HARMAN JR, Deceased

PERSONS ALL HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled GEORGE

					/	
			T25S	$\sim$	~ ~ ~	C
ш			T265		°	
R17E	R18E		0	8	Kong)	-
				0 3/	5 300 V	
				323	1010	
				10XV	JEst	
				Stand Stand		
			18	1	2 GAL	3
	1			U QUE		2
	1			Ser Con	-	
	SUNSYINE			LK PATIENCE RD	~ 738	
				0		¥
	PARKWAY	MENTMORE BLVD	OWSTEAD BLVD	I G	RISE S	
	NY.	- 12 31	$\left\{ \frac{3}{3} \right\}$	457	AN PUL	
		BINTYNB SR 54	1	D	Bespe	G
			-3	25	t b	n
1		Project	FSa	000	fre de	£ ∥
		Site		000	12 53	
	\		P	0 3	Internet Arts	
_	1	T265 T275	PASCO.	91	1 Miles	
		12/3	HILLSBORG	UGH COUNTY		-

Location Map	2		A HEIDT	and meeting and may		
Long Lake Ranch	Pasco County		(013) 283-4311	tions with the District	0	
Wenty days of publication	or uns nouce. Each per	SOIT WITO LICEN	ies io appear ar	ly decision made by the B	oard with respect	to any

matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

4894-3128-7399.1 July 14, 2023

23-01164P

FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1016 IN RE: ESTATE OF DIANNE P. WILLIAMS. aka DIANNE PEARL WILLIAMS, aka DIANNE P. BLAGOWSKY Deceased.

The administration of the estate of DIANNE P. WILLIAMS, also known as DIANNE PEARL WILLIAMS, also known as DIANNE P. BLAGOWSKY, deceased, whose date of death was April 29, 2023; File Number 2023-CP\_1016 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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: July 14, 2023.

Signed on this 7/6/2023. DANE BLAGOWSKY **Personal Representative** 3217 Fincher Road Haltom City, TX 76117 **DEBBIE HOOGLAND Personal Representative** 268 Bernard Court Ft. Lupton, CO 80621

Wayne R. Coulter Attorney for Personal Representatives 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 July 14, 21, 2023 23-01138P

The administration of the estate of FAYLENE GALLART, deceased, whose date of death was May 4. 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 re-quired to be served, must file their claims with this court ON OR BE-FORE 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 NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or de-



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: July 14, 2023

Signed on this 14th day of June 2023.

#### DEBRA L. MASTROLIA Personal Representative

26 Woodland Road Denville, NJ 07834 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 July 14, 21, 2023 23-01150P H. HARMAN, JR. LIVING TRUST. dated MARCH 27, 1998

The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 14, 2023.

/s/ Maureen Brusehaber MAUREEN BRUSEHABER, Trustee 64 Nantucket Dr. W.,

**Business Observer** 

Buffalo, NY 14225 716-553-7876

July 14, 21, 2023

23-01146P



#### FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Highland Trails Community Development District

The Board of Supervisors (the "Board") of the Highland Trails Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the **"O&M Assessments"**).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <u>https://www.highlandtrailscdd.org</u>, or may be obtained by contacting the District Manager's office via email at <u>Patricia@breezehome.com</u> or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	151	0.80	\$1,318	\$199,027	\$1,402.19	\$211,731
50'	122	1.00	\$1,648	\$201,004	\$1,752.74	\$213,834
Total	273			\$400,031		\$425,564

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed

against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Thibault

District Manager July 14, 2023

#### FIRST INSERTION

#### Notice of Public Hearing and Board of Supervisors Meeting of The Preserve at Wilderness Lake Community Development District

The Board of Supervisors (the "Board") of The Preserve at Wilderness Lake Community Development District (the "District") will hold a public hearing and a meeting on August 2, 2023, at 6:30 p.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O'Lakes, Florida 34637.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www. wildernesslakecdd.org/, or may be obtained by contacting the District Manager's office via email at tdobson@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 285.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Tish Dobson

District Manager July 14, 2023

Parts . 8

23-01174P

### 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 Nova Press Lab located at 1016 US HWY 19 STE 116 in the City of Holiday, Pasco County, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of 07, 2023. Benjamin Spiegel

July 14, 2023 23-01172P

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STAT-UTES NOTICE IS HEREBY GIVEN that McL Gavin Pierce will engage in business under the fictitious name OL' DEEKUN'S, with a physical address 5623 IVY LANE HOLIDAY, FL 34690, with a mailing address 5623 IVY LANE HOLIDAY, FL 34690, and already registered the name mentioned above with the Florida Department of State, Division of Corporations July 14, 2023 23-01143P

FIRST INSERTION Notice is hereby given that JASON ALEXANDER THOMAS, OWNER,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2023-CP-0940-ES IN RE: ESTATE OF MICHELLE ROXANNE WERNER a/k/a MICHELLE R. WERNER

a/k/a MICHELLE WERNER Deceased.

The administration of the estate of Michelle Roxanne Werner, also known as Michelle R. Werner, and Michelle Werner, deceased, whose date of death was March 15, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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.

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

CLAIM FILED TWO (2) YEARS OR The date of first publication of this

notice is July 14, 2023. **Personal Representative:** 

Larry L. Cameron

Attorney for Personal Representative: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@FLProbateTrustLaw.com Secondary E-Mail: stacey@FLProbateTrustLaw.com July 14, 21, 2023 23-01145P

The administration of the estate of NICHOLAS VIOLAGIS, deceased, whose date of death was January 5, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, 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 NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1046 IN RE: ESTATE OF PEARL DUNCAN, aka PEARL R. DUNCAN, aka PEARL ROSE DUNCÁN Deceased.

The administration of the estate of PEARL DUNCAN, also known as PEARL R. DUNCAN, also known as PEARL ROSE DUNCAN, deceased, whose date of death was April 17, 2023; File Number 2023-CP-1046, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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: July 14, 2023.

Signed on this 13th day of June, 7/7/2023.

RACHEL BLAKE Personal Representative 22 Ober Road Newton, MA 02459

# DESIRAE CHAMBLIN **Personal Representative** 4550 Strutfield Lane, Apr 2409

Alexandria, VA 22311 Wayne R. Coulter

Attorney for Personal Representatives 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 July 14, 21, 2023 23-01153P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA PROBATE DIVISION File No. 2023CP001085CPAXWS Division ES IN RE: ESTATE OF JOSEPH SCHIAVONE Deceased.

The administration of the estate of JO-SEPH SCHIAVONE, deceased whose date of death was June 8, 2023, and whose Social Security Number is xxxxx-0434, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 8731 Citizens Drive, New Port Richey, Florida 34654-5572. 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

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000982CPAXWS IN RE: ESTATE OF STELLA EMANUELA FORTINI

Deceased. The administration of the estate of STELLA ENAMUELA FORTINI, de-ceased, whose date of death was October 29, 2022, is pending in the Circuit Court for PASCO County, Florida, Pro-bate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the co-personal representatives and the copersonal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 July 14, 2023. **Co-Personal Representatives:** 

TONIA FORTINI PITOCCO

2 Brownlee Drive Bradford, Ontario L3Z 2K4 Canada

**GINA FORTINI** 18 Brownlee Drive Bradford, Ontario L3Z 2K4

Canada Attorney for Co-Personal Representatives: ERICA K. SMITH ROODHOUSE Attorney Florida Bar Number: 42337 TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701

Telephone: (727) 824-6296 Fax: (727) 820-0835 E-Mail: eroodhouse@trenam.com Secondary E-Mail: kgrammer@trenam.com

July 14, 21, 2023 23-01152P

> FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-937 IN RE: ESTATE OF LARRY BRYAN SIDES Deceased.

The administration of the estate of LARRY BRYAN SIDES, deceased, whose date of death was May 11, 2023, is pending in the Circuit Court for PAS-CO 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 July 14, 2023.



All creditors of the decedent and oth-

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

825 State Street Petoskey, Michigan 49770

IN THE CIRCUIT COURT FOR

#### FIRST INSERTION

# Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Lakes Community Development District

The Board of Supervisors (the "Board") of the Zephyr Lakes Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. zephyrlakescdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley District Manager July 14, 2023

desiring to engage in business under the fictitious name of JASON ALEXANDER THOMAS located at 1185 MONTGOMERY BELL RD, WESLEY CHAPEL, FLORIDA 33543 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. 23-01163P

July 14, 2023

## FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that David Lloyd / TRAVELING TEN-NIS PROS, LLC will engage in business under the fictitious name SPIN CITY SPORTS, with a physical address 38439 5TH AVE, SUITE 127 ZEPH-YRHILLS, FL 33542, with a mailing address 38439 5TH AVE, SUITE 127 ZEPHYRHILLS, FL 33542, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 23-01156P July 14, 2023



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 July 14, 2023.

Personal Representative: /s/ Evangeline Violagis **EVANGELINE VIOLAGIS** 

5916 Seaside Drive New Port Richey, Florida 34652 Attorney for Personal Representative: /s/ David Wollinka DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, Attorneys at Law 10015 Trinity Boulevard, Suite 101 TRINITY, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com July 14, 21, 2023 23-01162P 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 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 July 14, 2023.

**Personal Representative:** /s/ Wesley R. Stacknik WESLEY R. STACKNIK Personal Representative 6260 Seminole Boulevard Seminole, FL 33772-6837 Attorney for Personal Representative: /s/ Wesley R. Stacknik WESLEY R. STACKNIK, Attorney Florida Bar No. 0233341 6260 Seminole Boulevard Seminole, FL 33772-6837 Telephone: (727) 398-4496 E-Mail: stackniklaw@yahoo.com July 14, 21, 2023 23-01167P Personal Representative: DENICE P. SIDES

11423 Tee Time Circle New Port Richey, Florida 34654 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 376-3330 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary E-Mail: service@garyldavislaw.com July 14, 21, 2023 23-01168P

23-01180P

23-01158P

FIRST INSERTION

## 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.: 2022CA002416CAAXWS

32

NATIONSTAR MORTGAGE, LLC, Plaintiff,

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR.; SHIRLAN RYMER; SHIRLAN RYMER, PERSONAL REPRESENTATIVE; GARY R. RYMER, SR.; UNKNOWN TEN-ANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Defendant. Shirlan Rymer's Motion to Cancel Foreclosure Sale dated the 18th day of May 2023, and entered in Case No. 2022CA002416CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATION-STAR MORTGAGE, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR. SHIRLAN RYMER SHIRLAN RYMER, PER-SONAL REPRESENTATIVE GARY R. RYMER, SR.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 16th day of August 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco. realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 2034, HOLIDAY LAKE ESTATES, UNIT TWENTY-ONE, ACCORDING TO THE

#### FIRST INSERTION

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

CASE NO. 2023CA003513 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED, et. al.

Defendant(s).

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED,

whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 16, BLOCK 31, SEVEN OAKS PARCEL S-8A, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 28, 29 AND 30, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 7th day of July 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-01444

ten defenses, if any, to it on counsel

for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 8-14-23 /

(30 days from Date of First Publica

tion of this Notice) and file the origi-

nal 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

who needs any accommodation in or-

der 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 Cen-

ter. 7530 Little Rd. New Port Richev.

FL 34654; (727) 847-8110 (V) in New

Port Richey; (352) 521-4274, ext 8110

(V) in Dade City, at least 7 days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than 7 days; if

you are hearing impaired call 711. The

court does not provide transportation

and cannot accommodate for this ser-

vice. Persons with disabilities needing

transportation to court should contact their local public transportation

If you are a person with a disability

or petition filed herein.

23-01151P

July 14, 21, 2023

FIRST INSERTION NOTICE OF ADMINISTRATION

(Testate) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR

PASCO COUNTY FLORIDA PROBATE DIVISION File No.

2023CP001085CPAXWS Division ES IN RE: ESTATE OF JOSEPH SCHIAVONE

Deceased. The administration of the estate of JOSEPH SCHIAVONE, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 8731 Citizens Drive, New Port Richey, Florida 34654-5572. The estate is testate and the date of the decedent's Will and any Codicils are January 19, 2022. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

Any interested person on whom a copy of the notice of administration is served must object to the validity of the will (or any codicil), qualifications of the personal representative, venue, or jurisdiction of the court, by filing a petition of other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECT-ING PERSON, OR THOSE OBJEC-TIONS ARE FOREVER BARRED.

Any person entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person entitled to elective share is required to file an election to take elective share WITHIIN THE TIME PROVIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

Personal Representative: /s/ Wesley R. Stacknik WESLEY R. STACKNIK, Personal Representative 6260 Seminole Boulevard Seminole, FL 33772-6837 Attorney for Personal Representative: /s/ Wesley R. Stacknik WESLEY R. STACKNIK, Attorney Florida Bar No. 0233341 6260 Seminole Boulevard Seminole, FL 33772-6837 Telephone: (727) 398-4496 E-Mail: stackniklaw@yahoo.com July 14, 21, 2023 23-01170P

#### FIRST INSERTION

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

CASE NO. 51-2019-CA-002718 WS UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII Plaintiff, v.

KYLE LEE UBER A/K/A KYLE L UBER; ASHLEY M UBER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAMPUS USA CREDIT UNION Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 09, 2022, and Order Rescheduling Foreclosure Sale entered on May 1, 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, Flori-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-1032-WS IN RE: ESTATE OF

FIRST INSERTION

GEORGE A. MACHIA a/k/a GEORGE ALBERT MACHIA Deceased.

The administration of the estate of George A. Machia, deceased, whose date of death was January 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or 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

2150 Lake Drive Pasadena, Maryland 21122 Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652

Fax: (727) 848-2814 E-Mail: ryan@FLProbateTrustLaw.com Secondary E-Mail: stacey @FLProbateTrustLaw.comJuly 14, 21, 2023 23-01155P

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. 2021CA002177CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff. vs.

THE UNKNOWN HEIRS, BENEFICIAIRES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN B. PALLANTE, DECEASED, et. al.

**Defendant(s),** TO: JASON SCOTT PALLANTE, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 3, BLOCK B, GULF SIDE

ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 118 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 8-14-23 /(30 days from Date of First Publication of this Notice) and file the

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

FLORIDA GENERAL JURISDICTION

DIVISION Case No. 2018CA003322CAAXES

PHH Mortgage Corporation, Plaintiff, vs. Melvin Barrios a/k/a Melvin S. Barrios, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, begin-ning at 11:00 AM on the 7th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 19, OF FOX RIDGE, PHASE TWO, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA. Any person claiming an interest in the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in

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

WITNESS my hand and the seal of this Court at County, Florida, this day of JUL 10 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK Robertson, Anschutz, And Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 20-0796544 July 14, 21, 2023 23-01157P

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

FIRST INSERTION

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

Dated this 11th day of July, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F02701 23-01171P July 14, 21, 2023

tion 45.031.

FIRST INSERTION

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

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

NORTH AND SOUTH, DI-RECTLY NORTH OF AND ABUTTING THE PROPERTY HEREIN DESCRIBED. TO-GETHER WITH THE LAND LYING NORTH AND WEST OF THE DESCRIBED ARC, FOR MEANS OF INGRESS AND EGRESS: THE LAND

AND EGRESS: THE LAND DESCRIBED BEING POR-TIONS OF LOTS 4 AND 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 14A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASE-MENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 1625, PUBLIC RE-

FLORIDA a/k/a 5422 FOLEY SQ, NEW PORT RICHEY, FL 34652-1317

CORDS OF PASCO COUNTY.

at public sale, to the highest and best bidder, for cash, online at www.pasco.

Telephone: (727) 846-8500

DATE OF DEATH IS BARRED.

William J. Machia Attorney for Personal Representative:

The date of first publication of this notice is July 14, 2023. Personal Representative:

has been filed against you and you are required to serve a copy of your writ-

> OFFICIAL COURTHOUSE WEBSITES

manate	eclerk.com	hillsclerk.com
sarasot	<b>a</b> clerk.com	<b>pasco</b> clerk.com
charlot	teclerk.com	pinellasclerk.org
leec	lerk.org	polkcountyclerk.net
collier	clerk.com	my <b>orange</b> clerk.com

providers for information regarding transportation services.

WITNESS my hand and the seal of this Court at County, Florida, this day of JUL 10 2023

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

# SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE

PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-111501 July 14, 21, 2023 23-01160P da, described as: LOT 7, FLORESTATE SUB-

DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 28, PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA. ALSO KNOWN AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVI-SION FOR A POINT OF BE-GINNING; THENCE RUN EAST 94.00 FEET TO A POINT 40.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 8; THENCE RUN NORTH PARALLEL TO THE WESTERN BOUNDARY OF THE SAID LOT 5, BLOCK 8; A DISTANCE OF 111.70 FEET THENCE RUN WEST 64.00 FEET: THENCE FOLLOWING AN ARC, RUN SOUTH AND WEST TO A POINT ON THE WESTERN BOUNDARY OF LOT 4, BLOCK 8, 81.70 FEET NORTH OF THE SOUTH-WEST CORNER THEREOF; THENCE FOLLOWING THE WESTERN BOUNDARY OF THE AFORESAID LOTS 4 AND 5, RUN SOUTH 81.70 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT ON AND OVER A STRIP OF LAND 20.00 FEET IN WIDTH

realforeclose.com, on August 07, 2023 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 6th. day of July, 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 1000004117 23-01149P July 14, 21, 2023

GENERAL JURISDICTION DIVISION CASE NO. 2023CA003090CAAX-ES

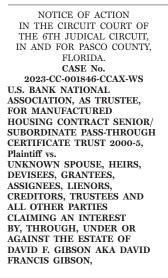
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff,

#### KEITH A. MCWILLIAMS A/K/A KEITH MCWILLIAMS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2023, and entered in 2023CA003090CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NA-TIONAL ASSOCIATION is the Plaintiff and KEITH A. MCWILLIAMS A/K/A KEITH MCWILLIAMS 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 August 14, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 15, HILLCREST ADDI-TION, AS PER PLAT THEREOF **RECORDED IN PLAT BOOK 5**, PAGE 161. PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 38016 BREN-DA RD, DADE CITY, FL 33523 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Sec-

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 30 day of June, 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 23-103020 - NaC July 14, 21, 2023 23-01144P



DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGN-LIENORS, CREDITORS, EES, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTER-EST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID F. GIBSON AKA DAVID FRANCIS GIBSON, DECEASED 15506 BECKY LN HUDSON, FL 34667 UNKNOWN SPOUSE, DEVISEES, GRANTEES, HEIRS. ASSIGN-LIENORS, CREDITORS, EES, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTER-EST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN A. BOWLES AKA JOHN ALTON BOWLES, DECEASED 15506 BECKY LN

### FIRST INSERTION

FIRST INSERTION

HUDSON, FL 34667 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: FOR A POINT OF REFER-ENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK C, GULF COAST ACRES ADDI-TION, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 5, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA; THENCE NORTH 89° 39' 17" EAST, ALONG THE SOUTH-ERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 161.18 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 04

11' 30" EAST, 130.29 FEET; THENCE NORTH 89° 40' 07" EAST, 161.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 4; THENCE SOUTH 0° 10' 58" WEST, 130.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89° 39' 17" WEST, 161.19 FEET TO THE POINT OF BEGINNING. THE WESTERLY 25.0 FEET THEREOF BEING RE-SERVED AS ROAD RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR DRAIN-AGE AND/OR UTILITIES PURPOSES. TOGETHER WITH A 1999 PALM MANUFACTURED HOME, BEARING SERIAL #: PH0911337AFL AND PH0911337BFL; TITLE#:

82156665 AND 82156699 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before 8-14-23; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFOR- MATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of JUL 11 2023.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of said Court (SEAL) By:/s/ Patty Hoogewind As Deputy Clerk

Greenspoon Marder, LLP, Default Department, Attorney for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 (954) 491-1120 gmforeclosure@gm1aw.com (32875.2313) July 14, 21, 2023 23-01165P

#### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 512022CA002061CAAXWS Division J3 NATIONS DIRECT MORTGAGE, LLC Plaintiff. vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DAVID LINEMAN A/K/A DAVID JUDE LINEMAN A/K/A DAVID J. LINEMAN. DECEASED; SHANNON HILL, AS KNOWN HEIR OF DAVID LINEMAN A/K/A DAVID JUDE LINEMAN A/K/A DAVID J. LINEMAN, DECEASED, UNKNOWN SPOUSE OF

SHANNON HILL, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on May 12, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

THE WEST 150 FEET OF LOT 18, BLOCK A, US#19, NO. 9 AD-DITION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 5, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA; LESS AND EXCEPT THE NORTH 250 FEET THEREOF. TOGETHER WITH THAT CER-TAIN 2007 KINGSWOOD MO-BILE HOME SITUATE THERE-ON - I.D. #NSI3217 A AND #NSI3217B. MOBILE HOME, VIN(S) \*N813217A, \*N813217B and commonly known as: 7533 MARYLAND AVE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on August 14, 2023 at 11:00 A.M..

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

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

Dated this July 11, 2023 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F327486/2218154/DRB July 14, 21, 2023 23-01166P RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:

2023CA000223CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, vs.

LYNNE ORTIZ; UNKNOWN SPOUSE OF LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(c)

**Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated May 17, 2023 and an Order Canceling and Rescheduling Foreclosure Sale dated June 28, 2023, entered in Civil Case No.: 2023CA-000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILM-INGTON SAVINGS FUND SOCIETY. FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORT-GAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, and LYNNE OR-TIZ; STATE OF FLORIDA DEPART-MENT OF REVENUE, are Defendants. NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell

to the highest bidder for cash, at www. pasco.realforeclose.com, at 11:00 AM, on the 27th day of September, 2023, the following described real property as set forth in said Judgment, to wit: LOT 2, BLOCK B, WEDGE- WOOD VILLAGE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

Dated: July 10, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882 Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-50135

July 14, 21, 2023 23-01161P

FIRST INSERTION NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA empt proj

#### PROBATE DIVISION File No. 512023CP001125CPAXES IN RE: ESTATE OF STEPHEN AITKEN Deceased.

The administration of the estate of Stephen Aitken, deceased, 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 estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be ex-tended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes. all objections to venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative

or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will. /s/ Amy Aitken

Amy Aitken

Personal Representative 15 Seminary Road Apt. F9

Bucksport, ME 04416 /s/ Gabriel A. Baca, Esq. Gabriel A. Baca, Esq. Law Offices of Jason Turchin 2883 Executive Park Drive, Ste. 103 Weston, FL 33331 Telephone: 954-659-1605 x 222 Facsimile: 954-727-5265 Florida Bar# 1017732 Attorney for Personal Representative July 14, 21, 2023 23-01154P

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2023-CC-506 HIDDEN RIVER HOMEOWNERS ASSOCIATION, INC., a not-forprofit Florida corporation, Plaintiff, vs. RENATO SIMON BEAUCHAMP TIRADO; UNKNOWN SPOUSE OF RENATO SIMON BEAUCHAMP TIRADO; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as: Lot 274, of HIDDEN RIVER PHASE 2, according to the Plat thereof as recorded in Plat Book 79, Page 102, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

# FIRST INSERTION Property Address: 3188 Nub- IF YOU bin Ridge Lane, Zephyrhills, LIENHOU

FL 33540 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on August 7, 2023

A.M. on August 7, 2023 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AF-TER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 as sistance. 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 transporta-

cal public transportation providers for information regarding transportation services. MANKIN LAW GROUP By /S/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 July 14, 21, 2023 23-01148P

tion to court should contact their lo-



**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

**BUSINESS OBSERVER** 

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

#### CIVIL DIVISION CASE NO. 2023-CC-2216 GOLD ROCK INC., A FLORIDA CORPORATION PLAINTIFF, VS. HTN TRUST INC., A FLORIDA CORPORATION DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Judgment of Foreclosure dated (June 30, 2023) and entered in 2023-CC-2216 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Gold Rock Inc., is the Plaintiff and HTN Trust Inc. is the Defendant. Nikki Al-varez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.

NOTICE OF ACTION

com., at, 11:00 am on July 27, 2023, the following described property as set forth in said Agreed Final Judgment of Foreclosure, to wit:

Lot 6, Block 21, SANTA FE AT WESTBROOKE, according to the Plat thereof as recorded in Plat Book 58, Page 44, Public Records of Pasco County Florida. More commonly known as: 5047 Cactus Needle Lane, Wesley Chapel, FL 33544 ("Property"). Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY

ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

THIRD INSERTION

required to serve a copy of your written

to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call

711. Dated 30th day of June, 2023. /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com July 7, 14, 2023 23-01117P

Government Center, 7530 Little Road,

New Port Richey, FL 34654 at least 7

days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000504CPAXES IN RE: ESTATE OF

KATHLEEN ANNE GROSS A/K/A KATHLEEN A. GROSS Deceased.

The administration of the estate of KATHLEEN ANNE GROSS a/k/a KATHLEEN A. GROSS, deceased, whose date of death was July 20, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 July 7, 2023. Personal Representative:

JOHN MICHAEL QUEENAN

35 High Ridge Road Redding, Connecticut 06896 Attorney for Personal Representative: DANIEL DE PAZ Attorney Florida Bar Number: 108866 136 4th St. N. Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 725-2242 Fax: (813) 575-0255 E-Mail: daniel@depaz.law Secondary E-Mail: kelly@depaz.law July 7, 14, 2023 23-01116P

# SECOND INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on July 26th, 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

B148	Larry Johnson
B200	Adrian Van Bemden
B204	Kirly Mejia
B215	Emily Blevins
B241	Amy Jo Mimm
B340	Haley Adkins
B279	Paolo Veneziano

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000544 IN RE: ESTATE OF FABIOLA PIZARRO, Deceased.

The administration of the estate of Fabiola Pizarro, deceased, whose date of death was April 15, 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 FORTH (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 7, 2023. Personal Representative: /s/ Leonor Celis Leonor Celis 8608 Eagle Brook Drive Land O'Lakes, Florida 34638 Attorney for Personal Representative: /s/ Linda S. Faingold Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com July 7, 14, 2023 23-01111P

> SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

#### File No. 2023CP000848CPAXES IN RE: ESTATE OF JANET ANN ROBERTS,

Deceased. The administration of the estate of JA-NET ANN ROBERTS, deceased, whose date of death was January 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal repre-sentative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de-mands 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 AF-TER 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.

#### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-0640-CPAXES IN RE: ESTATE OF POLICARPO DE JESUS

Deceased.

The administration of the estate of POLICARPO De JESUS, deceased, whose date of death was July 18, 2022. is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court 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 July 7, 2023. Personal Representative: Spiro J. Verras Spiro J. Verras, Esq. Attornev Florida Bar Number: 479240 Verras Law, P.A. 31640 U.S. Highway 19 N., Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 E-Mail: spiro@verras-law.com Secondary E-Mail: contact@verras-law.com July 7, 14, 2023 23-01102P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001040CPAXES IN RE: ESTATE OF STEVEN FREDERICK ALTHEIMER,

**Deceased.** The administration of the estate of STEVEN FREDERICK ALTHEIMER, deceased, whose date of death was April 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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

#### IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022CC001896CCAXWS PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs. MEGAN WALLING and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants. TO: Megan Walling

5116 Hillside Drive, Lot No. 10 New Port Richey, Florida 34652 YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all per-

sonal items, appliances, and fixtures contained therein located at: 5116 Hillside Drive, Lot No. 10, New Port Richey, Florida 34652

has been filed against you, and you are

## defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, on or before 07/31/23 A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-SERVER. and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disabil-ity who needs any accommodation in

order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County

# the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS Nikki Alvarez-Sowles, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida. Dated: 06/23/23

NIKKI ALVAREZ-SOWLES, ESQ. Clerk of the Circuit and County Court (SEAL) By: /s/ Brittany Torres As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 June 30; July 7, 14, 21, 2023

# SECOND INSERTION BRIDGEWATER OF WESLEY CHAPEL

COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a public hearing on August 2, 2023 at 6:30 p.m. at Hampton Inn and Suites, 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.bridgewaterofwesleychapelcdd.org

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hear-ing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Tish Dobson

# District Manager

#### 23-01100P July 7, 14, 2023 SECOND INSERTION RECORDED IN PLAT BOOK NOTICE OF ACTION days before your scheduled court ap-CONSTRUCTIVE SERVICE 60, PAGE 102, OF THE PUBLIC IN THE CIRCUIT COURT OF THE RECORDS OF PASCO COUNTY, FLORIDA. SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address GENERAL JURISDICTION DIVISION

CASE NO. 2023CA003155CAAXES SPECIALIZED LOAN SERVICING LLC,

pearance, 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

# 23-01072P

#### Plaintiff, vs. ESTATE BUYERS, LLC, et. al. Defendant(s).

#### TO: RAVENDRA R. SINGH, Whose Residence Is: 15103 N 23RD ST, LUTZ, FL 33549

and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 209, OF EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS

Boca Raton, Florida 33487 on or before 8-7-23 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

is 6409 Congress Avenue, Suite 100,

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

transportation providers for informa tion regarding transportation services. WITNESS my hand and the seal of this Court at County, Florida, this day of JUN 29 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Avenue, Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-095024 July 7, 14, 2023

23-01096P





B372Paolo VenezianoB374Richard Jerard B427 Stevan Keith Bebna Vasquez B475 Martin Book H5AC R103 Melo Raymundo R106 Franklin Higgins D522AC Barbara Francis

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

James Moore E5 B33 Miguel Ortiz Morales Cameron Boone B41 Kayla Scozzafava C88 F20 Christina Miller F59 Blaine Watkins Jennifer Elliott C209 C245 Barbara Dianne Guy F226 Frank Pascale Jr.

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

B2	Pamela Korody	y
B8	Lory Chapman	1
C5	Eunice Black	
D8	Omar Estrada	
H2	Eugene Shell	
A65	Lory Chapman	1
C12	Evan Lee	
C28	Patricia Perkin	s
C46	Kayla Ankers	
J10	Eugene Shell	
G51AC	Terri Plant	
G84AC	Roxanne Fortu	ine
July 7, 14, 2	023	23-01128P

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 7, 2023

# **CLARENCE JOSEPH ROBERTS**

Personal Representative 13107 Cleghorn Drive San Antonio, FL 33576 ROBERT D. HINES Florida Bar No. 0413550 MORGAN A. ROBINSON Florida Bar No. 1038923 Attorneys for Personal Representative Hines Norman Hines, PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: mrobinson@hnh-law.com

23-01110P

July 7, 14, 2023

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 FLORIDA STATUTES 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 July 7, 2023. PERSONAL

REPRESENTATIVE /s/ Lee Rosenbaum LEE ROSENBAUM GUNSTER, YOAKLEY

& STEWART, P.A. Attorneys for Personal Representative 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Tel. (813) 222-6614 Fax (813) 314-6914 By: /s/ Debra L Boje DEBRA L. BOJE, ESQ Florida Bar No. 0949604 dboje@gunster.com Secondary Email Addresses: jreynolds@gunster.com eservice@gunster.com July 7, 14, 2023 23-01114P



# SECOND INSERTION BOARD OF COUNTY COMMISSION-

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

#### 51-2023-CA-000357-CAAX-WS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, Plaintiff, vs.

#### WILLIAM S. WRUBEL; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS (COMMUNITY **DEVELOPMENT DEPARTMENT):** UNKNOWN SPOUSE OF WILLIAM S. WRUBEL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 26th day of June 2023, and entered in Case No. 51-2023-CA-000357-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, where-in WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is the Plaintiff and UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF WIL-LIAM S. WRUBEL PASCO COUNTY

**RE-NOTICE OF** 

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.

2022CA000607CAAXWS

ESTATES CIVIC ASSOCIATION, INC.; WELLS FARGO BANK, N.A.,

SECURITIES CORPORATION

MORTGAGE PASS-THROUGH

2006-OPT1: UNITED STATES OF

AMERICA ON BEHALF OF THE

SECRETARY OF HOUSING AND

NOTICE IS HEREBY GIVEN pursu-

ant to a Uniform Final Judgment of

Foreclosure dated March 21, 2023,

and entered in Case No. 2022CA-

000607CAAXWS, of the Circuit Court

of the Sixth Judicial Circuit in and for

PASCO County, Florida. BANK OF AMERICA, N.A. (hereafter "Plaintiff"),

is Plaintiff and IVAN CANO; CINTHIA

CANO; PARK LAKE ESTATES CIVIC

ASSOCIATION, INC.; WELLS FARGO

BANK, N.A., AS TRUSTEE FOR THE

STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES

2006-OPT1; UNITED STATES OF AMERICA ON BEHALF OF THE

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT, are de-

fendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO,

County Florida will sell to the highest

BANK OF AMERICA, N.A.,

IVAN CANO; PARK LAKE

AS TRUSTEE FOR THE

STRUCTURED ASSET

**CERTIFICATES, SERIES** 

**URBAN DEVELOPMENT;** 

Plaintiff. vs.

Defendants

ERS (COMMUNITY DEVELOP-MENT DEPARTMENT) BRIAN WIL-LIAM WRUBEL; and MICHAEL HAROLD WRUBEL UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 27th day of July 2023 at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose. com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 110, LAKEWOOD ES-TATES, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17, PAGES 142 AND 143, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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 services.

Dated this 5th day of July 2023.

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

Submitted by: De Cubas & Lewis, P.A PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-01456

23-01127P July 7, 14, 2023

#### SECOND INSERTION

and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m. on the 25TH day of JULY. 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 19, PARK LAKE ESTATES UNIT FIVE-B PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 51 AND COLORDED IN PLAT BOOK 25, PAGE 51 AND

OF PASCO COUNTY, FLORIDA. "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 appearance is less than 7 days; if you are hearing or voice

"Si usted es una persona minusválida

en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz. llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center kòòdonate pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Pasco la ki nan 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), ou Pasco County Risk Management Office. 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedvatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711." 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 sur-

plus as unclaimed. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com / s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 Email: TVanness@vanlawfl.com CR17067-22/sap July 7, 14, 2023 23-01097P

IMPORTANT

TIES ACT: If you are a person with a disability who needs an ac-

commodation in order to participate

AMERICANS WITH DISABILI-

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

# FLORIDA CASE NO.: 2022-CA-003296 LAKEVIEW LOAN SERVICING, LLC,

#### Plaintiff v MARCELLE DAKWAR, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 14, 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:

Lot 139, West Port Subdivision Unit Three, according to the map or plat thereof, as recorded in Plat Book 13, Pages 9 and 10, of the Public Records of Pasco

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION File Number: 23-CP-000566 IN RE: ESTATE OF JUSTIN JOHN DEVER Deceased.

The administration of the estate of JUSTIN JOHN DEVER, deceased, 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, file number 23-CP-000566. The estate is intestate and the dates of the decedent's will and any codicils are: N/A . The name and address of the personal representative is: Lori Blaker 1445 Gulf of Mexico Drive Longboat Key, Florida 34228 The name and address of the personal representative's attorney is: Harry Teichman Florida Bar Number: 157211 Taylor English & Duma LLP P.O. Box 147 TAMPA, FL 33601 Telephone: (813) 857-2248 E-Mail: hteichman@taylorenglish.com The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or codicils, venue, or the jurisdiction of the court is

# County, Florida. Property Address: 6114 Westport Drive, Port Richey, FL 34668 pursuant to the Final Judgment of Foreclosure entered in a case pending

SECOND INSERTION

in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411

## SECOND INSERTION

required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW. which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402, WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any

receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 5th day of July, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 7, 14, 2023 23-01126P

proceeding involving the construction,

admission to probate, or validity of the

(V) of the Pasco County Risk Manage-

ment 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

will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sec-tions 732.201 - 732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will. /s/Harry Teichman Attorney for the Personal Representative Taylor English & Duma, LLP P.O. Box 147 Tampa, FL 33601 p: (813)8572248 email: hteichman@taylorenglish.com July 7, 14, 2023 23-01119P

#### SECOND INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 23, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the

# time of the sale specified. PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 09:30 AM

# Sale to be held at www.storagetreasures.com.

1023 - Mccullen, Richard; 1059 - Jr, Wagner Lima; 1139 - Baker, Anita; 1165 - Fisher, Paige; 1176 - Verdejo, Zulmarie; 1183 Furchak, Dana; 2004 - Atwater, Rosemary; 2016 - Mason, Melissa; 2018 - Carswell, Matthew; 2020 - Green, Nikki; 2021 -Ruyle, Sandra; 2029 - Woodson, Farrah; 2062 - Rivera, Karl; 2065 - Granberry, Quincy; 2066 - Vause, Tara; 2068 - Keammerer, Joseph; 2149 - Cotman, Reginal; 2150 - Jones, Miki; 2172 - Stutzman, Gregg; 2173 - Divorl, Elizabeth; 2216 - Paine, Jennifer; 2258 - neese, jonah; 3011 - Steed, Magne; 3051 - Ruyle, Sandra; 3086 - Reynolds, Jacob; 3109 - Meyers, Kathleen; 3112 -Estrada, Luz; 3133 - Norals, Crystal; 3136 - Gass, Kecia; 3137 - York, Matthew; 3191 - Green, Brian; 3245 - Davis, James; 3261 - Dove, Chelsea; 3264 - Emery-Amorino, Rhonda; 3277 - Porter, Chelsea; 3299 - Rivera, Liliana PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

#### Time: 09:30 AM

#### Sale to be held at www.storagetreasures.com.

0A126 - Sotomayor-Bashaw, Akira; 0A178 - atwood, elreatha; 0A219 - Tucker, Erica; 0C016 - Beall, Korey; 0E009 - Fann, Jennifer; 0E016 - Ruch, James; 0E117 - Youngman, Violet; 0E127 - Dominguez, Deborah; 0E178 - Tuohy, Margaret; 0E226 -Cratty, Alexus; 0E228 - Rivera, Hugo

#### 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

A0058 - Clower, Lexus; C1028 - Townsend, Sharee; C2012 - Santiago, Samantha; D0004 - Danser, Bryun; E1116 - Clower, Lexus; E1162 - Sutton, william; E1174 - Jaquez, Desi; E1213 - RUMPH, MARZETTE; E1218 - Franek, Derek; E2239 - Cortes, Jullissa; E2273 - Shihadeh, Michael David; E2361 - Coleman, Lillian

#### 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.

11008 - Newman, Christine; 11019 - Washington, Gregory; 11041 - Andrews, Julie; 11068 - Shelton, Walter; 11069 - Radley, Peter; 11129 - Cook, Callie; 11164 - reeves, Amber; 11207 - Evans, Lillian; 11225 - Rodriguez, Anthony; 11257 - Rumph, Callie; 11279 - ball, Robert; 11293 - Gardner, Rico S; 12035 - Rumph, Callie; 12043 - Ford, Keaton; 12044 - collins, Courtney; Morgan, Chenette: 12227 Brandon, Victor; 12124

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

53. OF THE PUBLIC RECORDS

impaired, call 711."

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), o Pasco County Risk Management Office, 7536 State Street, New Port Richev, FL 34654, (727) 847-8028 (V), por lo menos 7 días antes de la cita fijada para su comparecencia

SECOND INSERTION

Pasco County, Florida, WIECC..., DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE

FOR ARGENT SECURITIES INC.,

ASSET-BACKED

PASS-THROUGH

IN AND FOR PASCO COUNTY, FLORIDA CASE NO .: 2021CA001992CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W3, Plaintiff, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BARBARA MCNALLY; JAMES MCNALLY, JR. A/K/A JAMES MCNALLY; MATTHEW MCNALLY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN

# PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 21, 2023 in Civil Case No. 2021CA001992CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for for

CERTIFICATES, SERIES 2005-W3 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BARBARA MCNALLY; JAMES MCNALLY, JR. A/K/A JAMES MCNALLY, MATTHEW MCNALLY; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OTHER CLAIMANTS Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on 27, 2023 at 11:00:00 AM July EST the following described real property as set forth in said Final Judgment, to wit:

udgment, to wit: LOT 45, COVENTRY UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 79 OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 29 day of June, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Digitally signed by Zachary Ullman Date: 2023.06.29 14:33:58 Primary E-Mail: ServiceMail@aldridgepite.com1221-5615B July 7, 14, 2023 23-01109P

Mcdermott, Jeremy; 13057 - ANIER, ALYN; 13106 - steven, tamara; 13133 - fontenot, savana; 13145 - Santacroce, Nick; 13151 - Myers, Tamara; 13206 - Shannon, Aaron; 13331 - Rumph, Callie; 3114 - lambert, Justin; 3133 - Manfredonia, Stacy; 3183 - Simmons, Angela; 3355 - White, Felicia; 3421 - Matheu, Linda; 3490 - Duran, Luis; 3524 - shaw, Luther; B103 - Graham, Eunique; B112 - pinzaru, Joshua; B210 - Brazill, Katelynn; D229 - Windham, Scott; D231 - Davis, Bethany; D329 - Kunkel, Aaron

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.

1705 - Martin, William; 2312 - Olivas, Jose; 2316 - Ortiz, Jose

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.

010 - Baker, Tiffany; 018 - Boliing, Linda; 039 - Esposito, Michael; 117 - Nance, jennifer; 194 - Chyben, John; 303 - John Harris Electric Harris, John; 355 - Kalorides, eleftheria; 376B - mohler, eduardo; 464 - Maxwell, Taja; 466 - Shapiro, David; 517 - Woicik, Andrew: 522 - Meija, 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. 23-01121P

July 7, 14, 2023

July 7, 14, 2023

#### SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, July 25, 2023, for United Self Mini Storage – Tarpon at www.StorageTreasures.com bidding to begin on-line July 14, 2023, at 6:00am and ending July 25, 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 21

23-01136P

#### 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, July 25, 2023, for Castle Keep Mini Storage at www. StorageTreasures.com bidding to begin on-line July 14, 2023, at 6:00am and ending July 25, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Name Unit Christopher Garcia II I008 Danielle Bates I312 Jacqueline M. Shannon I201 July 7, 14, 2023 23-01137P



than the property owner as of the date

of the lis pendens must file a claim in

accordance with Florida Statutes, Sec-

IMPORTANT

AMERICANS WITH DISABILI-

TIES ACT: If you are a person with

a disability who needs an accommo-

dation in order to participate in this proceeding, you are entitled, at no

cost to you, to the provision of cer-

tain assistance. Please contact: Pub-lic 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 re-

ceiving 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 transporta-

tion to court should contact their lo-

cal public transportation providers for

information regarding transportation

Dated this 29 day of June, 2023. ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Boca Raton, FL 33487

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

dsalem@raslg.com

22-058177 - EuE July 7, 14, 2023

Florida Bar No. 0058248

Telephone: 561-241-6901

Facsimile: 561-997-6909 Service Email: flmail@raslg.com

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;

23-01106P

services.

Suite 100

SECOND INSERTION

tion 45.031.

## SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO:22-CC-4086 CONDOMINIUM NUMBER 5 OF BEACON LAKES, INCORPORATED, a Florida notfor-profit corporation, Plaintiff, vs. ESTATE OF RUTHANNE

36

PACKARD, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

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

Unit B, Building 218, as described in the Declaration of Condominium of BEACON LAKES CONDOMINIUM 5-B, recorded in O.R. Book 783, Pages 172-252, and addendums in O.R. Book 808, Page 1229, and O.R. Book 815, Page 1325, of the Public Records of Pasco County, Florida, Plat Book 13, Pages 107-109. With the following street address: 4022 Davit Drive, New

Port Richey, Florida, 34652 at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on July 27, 2023.

Any person claiming an interest in

## THIRD INSERTION

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

2023CC001626CCAXWS PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs. KIMBERLY DAWN SMITH, CHRISTOPHER GREGORY HAYMAN, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,

# Defendants. TO: Kimberly Dawn Smith 5107 Hillside Drive Lot No. 17 New Port Richey, Florida 34652 Christopher Gregory Hayman 5107 Hillside Drive Lot No. 17 New Port Richey, Florida 34652

YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

5107 Hillside Drive, Lot No. 17, New Port Richey, Florida 34652 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, on or before 07/31/23 A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-SERVER, and file the original with the

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000011CAAXES LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.

GERALD SHAFFER, et al.

the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

services Dated this 30th day of June, 2023. NIKKI ALVAREZ-SOWLES CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff Condominium Number 5 of Beacon Lakes, Incorporated 1964 Bayshore Boulevard. Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 7, 14, 2023 23-01115P

Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this pro-ceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS Nikki Alvarez-Sowles, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida.

Dated: JUN 20 2023 NIKKI ALVAREZ-SOWLES. ESQ

Clerk of the Circuit and County Court (SEAL) By: /s/ Brittany Torres As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 June 30; July 7, 14, 21, 2023 23-01067P

# SECOND INSERTION

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH 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: 727.847.2411 (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 28 day of June, 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 22-079577 - EuE July 7, 14, 2023 23-01105P

# SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR

PASCO COUNTY, FLORIDA CASE NO: 2022-CC-5014 LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC., a not-forprofit Florida corporation, Plaintiff, vs. CLAUDIO V. BOCADO;

UNKNOWN SPOUSE OF CLAUDIO V. BOCADO; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that.

pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alva-rez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as: Lot 17, Block 30, LEXINGTON

OAKS, VILLAGES 28 and 29, a subdivision according to the Plat thereof as recorded in Plat Book 41, Pages 28 thru 31, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 25731 Santos Way, Wes-

lev Chapel, FL 33544 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00

A.M. on August 7, 2023 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT

IN AND FOR

PASCO COUNTY, FLORIDA

CASE NO: 2022-CC-1364

TIERRA DEL SOL

MENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. 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 Cen-ter, 7530 Little Rd., New Port Richey,

FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 transporta-

tion services. MANKIN LAW GROUP By /s/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 July 7, 14, 2023 23-01125P

#### SECOND INSERTION

MENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. 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 Cen-ter, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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-

portation services. MANKIN LAW GROUP By /s/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 July 7, 14, 2023 23-01124P

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

#### CASE NO. 2022CA002391CAAXES CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

CHLOE A. DILL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 06, 2023, and entered in 2022CA002391CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and CHLOE A. DILL; UN-KNOWN SPOUSE OF CHLOE A. DILL; UNITED STATES OF AMER-ICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; TAMPA BAY COMMUNITY ASSOCIATION, INC. 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 August 08, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 14 TAMPA BAY GOLF AND TENNIS CLUB -PHASE I, AC-CORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 135 THROUGH 140, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA Address: 29308 Property PRINCEVILLE DRIVE, SAN ANTONIO, FL 33576 Any person claiming an interest in the surplus from the sale, if any, other

### THIRD INSERTION

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

CASE NO. 23-CA-002805WS GRAND BLVD LAND TRUST #4116 dated 12/27/2022

#### Plaintiff, -vs-ROBERT KEOUGH

Defendant. TO: Robert Keough

3055 Sugar Bear Trail Palm Harbor, Florida 34684

YOU ARE NOTIFIED that a partition action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on *IVAN LENOIR, ESQ. ATTORNEY* FOR THE PLAINTIFF, whose address is 502 North Armenia Avenue, Tampa, Florida 33609 on or before 07/31/2023 and file the original with the clerk of this Court at P.O. Box 989, Tampa, Florida 33601 before service on Plaintiff or immediatley thereafter: otherwise a default will be entered against you for

relief demanded in the complaint Lot 1 and 2. Block 2. DIXIE HIGHWAY SUBDIVISION AD-DITION, according to the plat thereof as recorded in Plat Book 2, Page 48 of the public records of Pasco County, Florida

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.

(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 im-paired 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: JUN 20 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Brittany Torres Deputy Clerk IVAN LENOIR, ESQ. ATTORNEY FOR PLAINTIFF 502 North Armenia Avenue, Tampa, Florida 33609

June 30; July 7, 14, 21, 2023 23-01066P

AND THE NORTH 35 FEET OF TRACT 58, SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPH-YRHILLS COLONY COMPANY LANDS, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. TOGETHER WITH A 2000 REDMAN MO-BILE HOME, ID NUMBERS FLA14615322 A/B.

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

#### HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. FRANK HEGEDUS IV; UNKNOWN SPOUSE OF FRANK HEGEDUS IV; AND UNKNOWN TENANT(S). Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as: Lot 13, Block 18, TIERRA DEL SOL PHASE 1, according to

the Plat thereof as recorded in Plat Book 52, Pages 70 through 84, inclusive, Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 9321 Wellstone Drive, Land O'Lakes, FL 34638

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on August 7, 2023

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

## Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclo-sure dated June 07, 2023, and entered in 2023CA000011CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY. N.A. AS TRUSTEE FOR MORT-GAGE ASSETS MANAGEMENT SE-RIES I TRUST is the Plaintiff and GERALD SHAFFER; UNKNOWN SPOUSE OF GERALD SHAFFER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND **URBAN DEVELOPMENT: HERONS** COVE ASSOCIATION, INC.; TAMPA BAY COMMUNITY ASSOCIATION, INC. 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 August 07, 2023, the following de scribed property as set forth in said Final Judgment, to wit:

LOT 148, TAMPA BAY GOLF AND TENNIS CLUB, PHASE II B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 81 THROUGH 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property 10152 Address: MOSHIE LN., SAN ANTONIO, FL 33576

# THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

SECOND INSERTION

#### GENERAL JURISDICTION DIVISION Case No. 2022CA000470CAAXES Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff, vs.

# Joan Day, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000470CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and Joan Day; Unknown Spouse of Joan Day are the Defendants, that Nikki Alvarez-Sowles Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit: THE EAST 1/2 OF BLOCK 21, W.C. SUMNER'S ADDITION TO DADE CITY, FLORIDA,

ACCORDING TO THE PLAT

THEREOF. AS RECORDED IN

DEED BOOK 10, PAGE 197, OF

THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF 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 accom-modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 29th day of June, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F00373 July 7, 14, 2023 23-01104P

ANTHONY KOBIEC; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s)

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on May 17, 2023 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on AU-GUST 7, 2023 at 11:00 AM EST, offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.pasco.realforeclose.com/ the following described property situated in Pasco County, Florida:

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

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 im-paired 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: June 29, 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 July 7, 14, 2023 23-01107P