

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE
Ferman On 54, Inc gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 08/21/2023 at 8:30 AM at 1881 Foggy Ridge Pkwy, Lutz, FL 33559.

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of CATHLEEN BIEBER and JOHN NEFF, if deceased any unknown heirs or assigns, will, on August 3, 2023, at 10:00 a.m., at 39713 Sweetgum Avenue, Lot #76, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512023CP001109CPAXWS Division I/J IN RE: ESTATE OF STEFANO SEGULIN Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of STEFANO SEGULIN, deceased, File Number: 512023CP001109CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was January 20, 2023; that the total value of the estate is \$9,402.48 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
SERGIO SEGULIN
108 Dogwood Lane, PO Box 421
Connoquenessing, PA 16027
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 21, 2023.
Person Giving Notice:
SERGIO SEGULIN
108 Dogwood Lane
PO Box 421
Connoquenessing, Pennsylvania 16027
Attorney for Person Giving Notice
JENNY SCAVINO SIEG
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
July 21, 28, 2023 23-01184P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TOMC 271 located at 18739 Bascomb Ln, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hudson, Florida, this 12th day of July, 2023.
Templar Order Motorcycle Club 271 LLC
July 21, 2023 23-01186P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Debby's Decor, Furniture & More located at 32198 Turtle Grace Loop, in the County of Pasco, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Wesley Chapel, Florida, this 12th day of July, 2023.
D Holden Group, LLC
July 21, 2023 23-01187P

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, Florida.

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.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 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.

Patricia Thibault
District Manager
July 21, 2023 23-01210P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 874936 from Double Branch Dev, Inc., 56 Stamford Street, #301, Asheville, NC 28803. Application received: 7/13/2023. Proposed activity: Roadway with Drainage and Utility Infrastructure. Project name: Pasco Town Center Tradeway Boulevard 1st Extension. Project size: 5.60 acres Location: Section(s) 9, 16, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
July 21, 2023 23-01206P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 23 acres to serve the Road Projects and Residential Subdivision project known as Watergrass Parkway and Wells Road Phase 1. The project is located in Pasco County, S01/T26S/R20E, S36/T25S/R20E, S35/T25S/R20E. The permit applicant is Pulte Home Company, LLC, 2662 Falkenburg Rd, Riverview, FL 33578. The Permit No. is 43045951.003.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
July 21, 2023 23-01220P

FIRST INSERTION

LONG LAKE RANCH 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 Long Lake Ranch Community Development District ("District") will hold a public hearing on August 3, 2023 at 6:00 p.m. at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558, 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, 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.longlakeranchcdd.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
4882-6337-0343.1
July 21, 2023 23-01200P

FIRST INSERTION

NOTICE OF SALE BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, August 12th, 2023 at 9:00 a.m. on the pre-mises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.
July 21, 28, 2023 23-01205P

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Dupree Lakes Community Development District (the "District") will hold a public hearing and a meeting on August 15, 2023, at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

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").

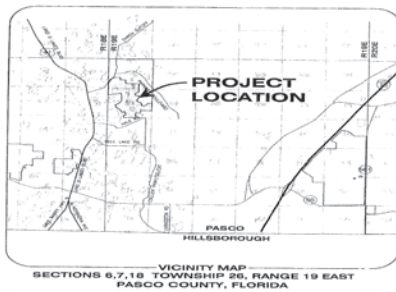
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly 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.cdd-dupreelakes.com, or may be obtained by contacting the District Manager's office via email at jgreenwood@gmstnn.com or via phone at (813) 344-4844 extension 103.

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.

Table with 4 columns: Type of Property, Units, O&M, TOTAL. Rows include 55' Single Family and 65' Single Family.

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.

Jason Greenwood
District Manager
{00118803.DOCX/}
July 21, 2023 23-01192P

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
LV20906_V6

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Union Park East Community Development District ("District") will hold a Board meeting on August 24, 2023, at 6:00 p.m. at the Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana Blvd., Wesley Chapel, Florida. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or via emailing patricia@breezeshome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 221-9153, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they 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 21, 2023 23-01222P

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 the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

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.highlandtrailsdcd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezeshome.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 21, 2023 23-01211P

FIRST INSERTION

MIRADA II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape Maintenance Services for
Mirada II CDD
Pasco County, Florida

Mirada II Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance services for Mirada II Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, July 17, 2023, at 12:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. The District Manager shall be the contact person with regard to the Project Manual. Ms. Heather Dilley can be reached by email at heather@breezeshome.com.

There will be a **mandatory Special Meeting held on August 28, 2023**, at the Residence Inn Tampa Suncoast Parkway at Northpointe Village, located at 2101 Northpointe Parkway, Lutz, FL 33558 at 9:00 a.m. (EST). Failure to attend may preclude the District's consideration of a proposal submitted by a nonattending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Mirada II CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, FL 32746. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Heather Dilley at heather@breezeshome.com, **no later than Friday, August 11, 2023, at 5:00 p.m. (EST)**.

Firms desiring to provide services for this project must submit either one (1) original OR one (1) digital PDF copy of the required proposal **no later than 5:00 p.m. (EST) on Monday, August 14, 2023**, at the office of BREEZE located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746 OR by emailing District Manager Heather Dilley at heather@breezeshome.com and Field Manager Michael Sakellarides at michael@breezeshome.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Mirada II Community Development District
Heather Dilley, District Manager
{00115161.DOCX/2}
4854-8040-8433, v. 1
July 21, 2023 23-01212P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-0869-CP
UCN: 512023CP000869CPAXUS
IN RE: ESTATE OF
JOHN A. BROKAW, III
aka
JOHN ABRAM BROKAW, III,
Deceased.

The administration of the estate of JOHN A. BROKAW, III, aka JOHN ABRAM BROKAW, III, deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 3530 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:
DocuSigned by:
/s/ Angela D. Virtudazo
ANGELA D. VIRTUDAZO
2207 Wild Horse Lane
Pacific, MO 63069
Attorney for Personal Representatives:
LAW OFFICE OF TIMOTHY C. SCHULER
/s/ Timothy C. Schuler
Timothy C. Schuler, Esquire
SPN #67698/
Fl. Bar No. 251992
8200 Seminole Boulevard
Seminole, Florida 33772
Telephone: (727) 398-0011
Primary e-mail:
service@timschulerlaw.com
Attorney for Personal Representative
July 21, 28, 2023 23-01182P

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR THE COUNTY OF
PASCO - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000708
IN RE: ESTATE OF
RICHARD A. KIDD
Deceased.

The administration of the Estate of RICHARD A. KIDD, deceased, whose date of death was February 28, 2023, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 7530 Little Road, Room 316 New Port Richey, Florida 34654, under File Number 2023-CP-000708. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on July 21, 2023.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Dated: July 11, 2023
/s/ Richard A. Kidd Jr.
Richard A. Kidd, Jr.,
Personal Representative
c/o Paul J. Bupivi, Attorney at Law
46 N. Washington Blvd, Suite 25
Sarasota, Florida 34236
Tel.: (941) 468-0577
Email: paul@bupivilaw.com
/s/ Paul J. Bupivi
Paul J. Bupivi (FL Bar #94635)
Attorney for the Personal Representative
46 N. Washington Blvd, Suite 25
Sarasota, Florida 34236
Tel.: (941) 468-0577
Email: paul@bupivilaw.com
July 21, 28, 2023 23-01196P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP00752
Division: PROBATE
IN RE: ESTATE OF
CAROL LYNN WILSON,
Deceased.

The administration of the estate of CAROL LYNN WILSON, deceased, whose date of death was July 4, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 21, 2023.

LUANA E. NOEL
Personal Representative
PO Box 1862
Bushnell, FL 33513
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
mmerkel@hnh-law.com
July 21, 28, 2023 23-01218P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No:
512023CP000668CPAXES
IN RE: The Estate Of
CHARLES L. WILLIAMS,
Deceased.

The administration of the Estate of Charles L. Williams, deceased, whose date of death was March 12, 2021, is pending in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023.

Personal Representative:
Brian Williams
38640 A Avenue
Zephyrhills, FL 33542
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2979
Zephyrhills, Florida 33539
Phone: (813) 788-9994
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
July 21, 28, 2023 23-01190P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1104
IN RE: ESTATE OF
VIRGINA ABBOTT SHIA LOVIG
AKA VIRIGINA S. LOVIG
Deceased.

The administration of the estate of VIRGINA ABBOTT SHIA LOVIG, deceased, whose date of death was January 18, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 21, 2023.

JOSEPH L. WILSON
Personal Representative
303 Savannah Oak Place
Seffner, FL 33548
Justin J. Klatsky
Attorney for Personal Representative
Florida Bar No. 62500
Valrico Law Group
3626 Erindale Drive
Valrico, FL 33596
Telephone: (813) 661-5180
Email:
justin.klatsky@valricolawgroup.com
Secondary Email:
tara.morrow@valricolawgroup.com
July 21, 28, 2023 23-01202P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1056
IN RE: ESTATE OF
FRANCES LAUCK,
Deceased.

The administration of the estate of FRANCES LAUCK, deceased, whose date of death was May 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 21, 2023.

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

STEVEN LAUCK
Personal Representative
7835 Fox Hollow Drive
Port Richey, FL 34668
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
July 21, 28, 2023 23-01183P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1104
IN RE: ESTATE OF
VIRGINA ABBOTT SHIA LOVIG
AKA VIRIGINA S. LOVIG
Deceased.

The administration of the estate of VIRGINA ABBOTT SHIA LOVIG, deceased, whose date of death was January 18, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is: July 21, 2023.

Personal Representative:
/s/ Andrew Lovig
Andrew Lovig
(Jun 5, 2023 15:19 EDT)
ANDREW LOVIG
5 Crosswood Rd.
Farmington, CT 06032
Attorney for Personal Representative:
/S/ CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
July 21, 28, 2023 23-01197P

FIRST INSERTION

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

ADAM EDWARD KEWLEY, Deceased. The administration of the estate of ADAM EDWARD KEWLEY, deceased, File Number 2023 CP 001017, 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.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is July 21, 2023.

Personal Representative: Lance Hartford 4282 Via Dana Avenue Las Vegas, NV 89141 Attorney for Personal Representative: Scott Rosen, Esquire 1919 NE 45 Street Suite 114 Fort Lauderdale, FL 33308 (Tel. (954) 915-0510 Fla. Bar #747777 July 21, 28, 2023 23-01189P

FIRST INSERTION

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

ANDREW E. NAPPI, Deceased. The administration of the estate of ANDREW E. NAPPI, deceased, whose date of death was February 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338.

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

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

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

NOTWITHSTANDING THE TIME 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 21, 2023. Signed on this 28th day of June 2023. TAMMY NAPPI Personal Representative 8209 Reynolds Drive Hudson, FL 34667

Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com July 21, 28, 2023 23-01209P

FIRST INSERTION

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

SUSAN M. CLARK Deceased. The administration of the estate of Susan M. Clark, deceased, whose date of death was January 7, 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, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023. Personal Representative: David Lanecy, 2647 Clarelenn Street, Torrance, CA 90505 Attorney: R. Nadine David, Esq., FBN: 89004, Florida Probate Law Group, PO Box 141135, Gainesville, FL 32614 Phone: (352) 354-2654, ndavid@floridaprobategroup.com www.floridaprobategroup.com July 21, 28, 2023 23-01195P

FIRST INSERTION

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

SCOTT DAVID KURLAND Deceased. The administration of the estate of Scott David Kurland, deceased, whose date of death was November 27, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 21, 2023. Personal Representative: Beth Kurland 7746 Crescent Palm Drive Wesley Chapel, Florida 33545 Attorney and Personal Representative: David A. Hook, Esq. E-mail Address: courtservice@elderlawcenter.com, samanthal@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 July 21, 28, 2023 23-01185P

FIRST INSERTION

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

ATLANTICA, LLC Plaintiff(s), vs. ROXANA MARIBEL ARGUETA A/K/A ROXANA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ; UNKNOWN SPOUSE OF ROXANA MARIBEL ARGUETA A/K/A ROXANA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ; WOODY DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS TRUSTEE UNDER THE 21027-6 VOYAGER TRUST LAND TRUST AGREEMENT; CONSOLIDATED ASSET MANAGEMENT I, LLC; SUNCOAST CREDIT UNION SUCCESSOR BY MERGER TO SUNCOAST SCHOOLS FEDERAL CREDIT UNION; VILLAGE COMMONS, LLC, NATIONSTAR MORTGAGE, LLC Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure entered in Case No. 2016-CA-001348 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein ATLANTICA, LLC is the Plaintiff and ROXANA MARIBEL ARGUETA A/K/A ROXANA M. ARGUETA A/K/A ROXANA M. RODRIGUEZ; WOODY DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AS TRUSTEE UNDER THE 21027-6 VOYAGER TRUST LAND TRUST AGREEMENT; CONSOLIDATED ASSET MANAGEMENT I, LLC; SUNCOAST CREDIT UNION SUCCESSOR BY MERGER TO SUNCOAST SCHOOLS FEDERAL CREDIT UNION; VILLAGE COMMONS, LLC; NATIONSTAR MORTGAGE, LLC are Defendants, I will sell to the highest and best bidder for cash at www.pasco.

realforeclose.com, the Clerk's website for on-line auctions at 11:00 o'clock A.M. on the 29th day of August, 2023, the following described property as set forth in said Consent Final Judgment of Mortgage Foreclosure, to wit: Condominium Parcel: Unit No. 6, Building 21027, of GLENDALE VILLAS, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 6840, Page 427, and subsequently amended thereto of the public records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto set forth in the said Declaration.

Property address: 21027 Voyager Boulevard, Unit K-6, Land O' Lakes, FL 34638

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.

NOTICE: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/ Scott D. Stamatakis Scott D. Stamatakis, Esquire Florida Bar No.: 178454 FLORIDA CONSUMER LAWYERS P.O. Box 341499 Tampa, Florida 33694 (813) 282-9330 (telephone) (813) 282-8648 (facsimile) Notice of Primary Email: service@floridacl.com Attorney for Plaintiff July 21, 28, 2023 23-01214P

FIRST INSERTION

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

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff, vs. ANTHONY R. LEMOS; DAWN D. LEMOS ALSO KNOWN AS DAWN LEMOS; 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, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 7, 2023 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on AUGUST 9, 2023 at 11:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida:

COMMENCE AT THE NORTH-EAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE WEST 330 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 660 FEET, THENCE WEST 176 FEET, THENCE NORTH 332 FEET, THENCE EAST 155 FEET, THENCE NORTH 328 FEET, THENCE EAST 21 FEET TO THE POINT

OF BEGINNING LESS EXISTING ROAD RIGHT OF WAY, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: TOGETHER WITH 2002 MERT DOUBLEWIDE MOBILE HOME HAVING FLORIDA NUMBERS 0085165546 AND 0085165598 AND IDENTIFICATION NUMBERS FLHMLCF163725416A AND FLHMLCF163725416B.

Property Address: 40150 Stewart Road, Zephyrhills, FL 33540

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

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

Dated: July 13, 2023 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: service@mtglaw.com July 21, 28, 2023 23-01188P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

ALBERT MALLETTE JR., Deceased. The administration of the Estate of Albert Mallette Jr., deceased, whose date of death was 12/18/2022, Case Number 2023-CP-000782, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 21 day of July, 2023.

Personal Representative: Henry Malette, 4208 West Green St, Tampa, FL 33607 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachel@elizabethdevolder.com casemanager@elizabethdevolder.com July 21, 28, 2023 23-01198P

FIRST INSERTION

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

EDWARD F. DONOHUE, Deceased. The administration of the estate of EDWARD F. DONOHUE, deceased, whose date of death was January 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is July 21, 2023. /s/ Karin Donohue Purcell KARIN DONOHUE PURCELL - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com /s/ Steven Jonas STEVEN K. JONAS, Esq. FBN: 0342180 July 21, 28, 2023 23-01204P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

STEPHEN F. BRANNACK Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Stephen F. Brannack, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was June 11, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Shawn Brannack 18708 Sugarberry Lane Spring Hill, FL 34610

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 21, 2023.

Person Giving Notice: Shawn Brannack 18708 Sugarberry Lane Spring Hill, Florida 34610 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 July 21, 28, 2023 23-01199P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION

JOSHUA GRANT WILSON, SR., Deceased. The administration of the Estate of JOSHUA GRANT WILSON, SR., deceased, whose date of death was September 28, 2022, File Number 23-CP-000707, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 21 day of July, 2023 /s/ Tamara Allyn Wilson TAMARA ALLYN WILSON Personal Representative /s/ Gerald Hemmess Gerald L. Hemmess, Jr., Esq. Counsel for Personal Representative Florida Bar# 67695 100 Ashley Dr. South, Ste. 664 Tampa, FL 33602-5300 (813) 352-2708 gerald@hemmess.com July 21, 28, 2023 23-01219P

OFFICIAL COURTHOUSE WEBSITES manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu. or email legal@businessobserverfl.com Business Observer

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case Number: 2022-CA-002011 IN RE: Forfeiture of: One (1) 2000 Ford F-350 Super Duty, (VIN: 1FTWW32F4YEC95663) ALL PERSONS who claim an interest in the following property: One (1) 2000 Ford F-350 Super Duty, VIN: 1FTWW32F4YEC95663, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 21, 2022, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. July 21, 28, 2023 23-01217P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-23-CP-1096-ES ESTATE OF: HONOR CAROLYN TREADAWAY Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the Estate of Honor Carolyn, deceased, File Number 51-23-CP-1096-ES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was May 10, 2023; that the total value of the estate is approximately \$50,650.00 and that the names and addresses of those to whom it has been assigned by such order are: Stuart C. Boles, 8318 Creedmore Lane, New Port Richey, FL 34654; and James E. Boles, 700 N. Burbank Drive, Montgomery, AL 36117 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 21, 2023. Person Giving Notice: Stuart C. Boles 8318 Creedmore Lane Trinity, FL 34655 New Port Richey, FL 34654 Attorney for Person Giving Notice: David C. Gilmore, Esquire 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorrelaw.com karen@davidgilmorrelaw.com (727) 849-2296 F.B.N. 323111 1/2021 July 21, 28, 2023 23-01226P

ALL PERSONS who claim an interest in the following property: One (1) 2000 Ford F-350 Super Duty, VIN: 1FTWW32F4YEC95663, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 21, 2022, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. July 21, 28, 2023 23-01217P

ALL PERSONS who claim an interest in the following property: One (1) 2000 Ford F-350 Super Duty, VIN: 1FTWW32F4YEC95663, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 21, 2022, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. July 21, 28, 2023 23-01217P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2023CA003514CAAXES SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. JAMI A. SMITH A/K/A JAMI ALTON SMITH A/K/A JAMI SMITH; UNKNOWN SPOUSE OF JAMI A. SMITH A/K/A JAMI ALTON SMITH A/K/A JAMI SMITH; UNKNOWN SPOUSE OF CONNIE JOY KLAASSEN A/K/A CONNIE KLAASSEN; OKINUS INC.; THE CLERK OF THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): UNKNOWN SPOUSE OF CONNIE JOY KLAASSEN A/K/A CONNIE KLAASSEN (RESIDENCE UNKNOWN) YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property: THE NORTH 1/2 OF THE WEST ONCE ACRE OF THE EAST TWO ACRES OF TRACT 98, IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 36820 8th Ave, Zephyrhills, FL 33541 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8-21-23, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (727) 847-2411 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES). WITNESS my hand and the seal of this Court this day of JUL 18 2023. As Clerk of the Court (SEAL) By /s/ Patty Hoogewind As Deputy Clerk Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 July 21, 28, 2023 23-01207P

FIRST INSERTION

PLAINTIFF'S NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No: 2022CA000391CAAXWS GULFSIDE WINDOWS, DOORS, AND MORE, LLC, Plaintiff, v. ANNA BARRETTE, GERALDINE SMITH, and PATRICIA LOBELLO, Defendants. To: ANNA BARRETTE & GERALDINE SMITH 9614 FULTON AVE. HUDSON, FL 34667 YOU ARE hereby notified that an action for enforcement of a construction lien and breach of contract has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Gulfside Windows, Doors, and More, LLC, whose attorney's address is Castagna Law Firm, 611 Druid Rd., Suite 717, Clearwater FL 33756 on or before August 21st, 2023, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. 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: July 12th 2023 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Brooklyn Horner Deputy Clerk July 21, 28, 2023 23-01181P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2022CA000341CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff vs. FOX, PATRICE, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICE FOX, DECEASED 9125 RAINBOW LANE PORT RICHEY, FL 34668 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 2162, REGENCY PARK UNIT FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 85 AND 86, 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 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 8-21-23; 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 INFORMATION 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 19 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@gmlaw.com (36615.0207) July 21, 28, 2023 23-01221P

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION NO.: 2023-CA-000580 PARCEL NO.: 118 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Petitioner, vs. KSF PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; WILLIAM D. VINCENT; MICHAEL VINCENT; AGRI-FEED, INC., A FLORIDA CORPORATION, D/B/A FARMER'S FEED DEPOT; PASCO COUNTY TAX COLLECTOR; AND ALL UNKNOWN PARTIES THAT MAY HAVE AN INTEREST IN PARCEL 118, Defendants. STATE OF FLORIDA TO: KSF Partners, LLC, A Florida limited liability company By Serving: Prineet D. Sharma, Esq. 3732 Winter Garden Vineland Road Winter Garden, FL 34787 William D. Vincent By Serving: Prineet D. Sharma, Esq. 3732 Winter Garden Vineland Road Winter Garden, FL 34787 Michael Vincent By Serving: Prineet D. Sharma, Esq. 3732 Winter Garden Vineland Road Winter Garden, FL 34787 Agri-Feed, Inc., a Florida corporation, d/b/a Farmer's Feed Depot By Serving: Prineet D. Sharma, Esq. 3732 Winter Garden Vineland Road Winter Garden, FL 34787 All unknown parties that may have an interest in Parcel 118 By Serving: Via Publication Pasco County Tax Collector By Serving: Mike Fasano or his designee East Pasco Government Center 14236 6th Street, Room 100 Dade City, FL 33523 To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: F.P.NO. 256423-3 PARCEL 118 STATE ROAD 533 PASCO COUNTY DESCRIPTION FEE SIMPLE RIGHT OF

MENT 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 21, 2023, the following described property as set forth in said Final Judgment, to wit: TRACT 1505-A, THE HIGHLANDS, UNIT 8 IS FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SECTION 11, TOWNSHIP 24 S, RANGE 17 E, RANGE 17 E, PASCO COUNTY, FLORIDA; GO THENCE S 89°53'02"E, ALONG THE N LINE OF SAID SECTION 11, A DISTANCE OF 1430.00'; THENCE S A DISTANCE OF 472.07'; THENCE E A DISTANCE OF 68.00'; THENCE S 32°48'06"W, A DISTANCE OF 190.00' THENCE S 57°42'48"E, A DISTANCE OF 548.83'; THENCE N 45°22'39"E, A DISTANCE OF 80.00'; THENCE N 34°22'32"E, A DISTANCE OF 110.23'; THENCE N 57°31'13"W, A DISTANCE OF 569.27' TO THE POINT OF BEGINNING. TOGETHER WITH A 1996 REDMAN HOMES MOBILE HOME BEARING MODEL NUMBER FLA14611421A AND FLA14611421B. Property Address: 17751 AKINS DRIVE, SPRING HILL, FL 34610 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 this cause to be held remotely via Zoom: ZOOM LINK: Join Zoom Meeting https://zoom.us/j/93619332182?pwd=bGh4Nk01VmhrQm84TUJ0azZlbnJlbnZkd209 Meeting ID: 936 1933 2182 Passcode: 336708 One tap mobile +17866351003,93619332182#,,,*336708# US (Miami) +13126266799,93619332182#,,,*336708# US (Chicago) All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking, AND Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Amended Petition on: State of Florida, Department of Transportation 11201 N. McKinley Drive Tampa, Florida 33612 c/o Sonya Pridgen (813) 975-6485 Florida Bar No.: 56825 on or before August 17, 2023, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Amended Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Amended Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Amended Petition. If you fail to request a hearing on the Amended Petition for Order of Taking you shall waive any right to object to said Order of Taking. If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL ON SAID Court on the July 13, 2023. (SEAL) By /s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 07-13-2023 04:59 PM Deputy Clerk: Yolanda Amburgey July 21, 28, 2023 23-01194P

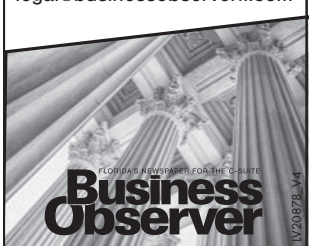
FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021CA002241CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEAN KATHLEEN RAINSFORD A/K/A JEAN K. RAINSFORD, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 21, 2023, and entered in 2021CA002241CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEAN KATHLEEN RAINSFORD A/K/A JEAN K. RAINSFORD, DECEASED; DAVID J. SIMINGTON; ROBERT RAINSFORD; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-

MENT 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 21, 2023, the following described property as set forth in said Final Judgment, to wit: TRACT 1505-A, THE HIGHLANDS, UNIT 8 IS FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SECTION 11, TOWNSHIP 24 S, RANGE 17 E, RANGE 17 E, PASCO COUNTY, FLORIDA; GO THENCE S 89°53'02"E, ALONG THE N LINE OF SAID SECTION 11, A DISTANCE OF 1430.00'; THENCE S A DISTANCE OF 472.07'; THENCE E A DISTANCE OF 68.00'; THENCE S 32°48'06"W, A DISTANCE OF 190.00' THENCE S 57°42'48"E, A DISTANCE OF 548.83'; THENCE N 45°22'39"E, A DISTANCE OF 80.00'; THENCE N 34°22'32"E, A DISTANCE OF 110.23'; THENCE N 57°31'13"W, A DISTANCE OF 569.27' TO THE POINT OF BEGINNING. TOGETHER WITH A 1996 REDMAN HOMES MOBILE HOME BEARING MODEL NUMBER FLA14611421A AND FLA14611421B. Property Address: 17751 AKINS DRIVE, SPRING HILL, FL 34610 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 this cause to be held remotely via Zoom: ZOOM LINK: Join Zoom Meeting https://zoom.us/j/93619332182?pwd=bGh4Nk01VmhrQm84TUJ0azZlbnJlbnZkd209 Meeting ID: 936 1933 2182 Passcode: 336708 One tap mobile +17866351003,93619332182#,,,*336708# US (Miami) +13126266799,93619332182#,,,*336708# US (Chicago) All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking, AND Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Amended Petition on: State of Florida, Department of Transportation 11201 N. McKinley Drive Tampa, Florida 33612 c/o Sonya Pridgen (813) 975-6485 Florida Bar No.: 56825 on or before August 17, 2023, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Amended Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Amended Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Amended Petition. If you fail to request a hearing on the Amended Petition for Order of Taking you shall waive any right to object to said Order of Taking. If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL ON SAID Court on the July 13, 2023. (SEAL) By /s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 07-13-2023 04:59 PM Deputy Clerk: Yolanda Amburgey July 21, 28, 2023 23-01194P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com



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FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 51-2023-CA-002856-CAAX-ES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KEITH G. MCCLENDON; WELLS FARGO BANK, N.A.; UNKNOWN SPOUSE OF KEITH G. MCCLENDON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 18th day of July 2023, and entered in Case No. 51-2023-CA-002856-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KEITH G. MCCLENDON WELLS FARGO BANK, N.A. UNKNOWN SPOUSE OF KEITH G. MCCLENDON; 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 14th 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 92, SUNSET ESTATES - 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 3 AND 4, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE

A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.5214274, 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 18th day of July 2023.
By: /s/ Corey Lewis, Esq. Corey Lewis, Esq. Bar Number: 72580
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 23-00546 July 21, 28, 2023 23-01215P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2018CA000407CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LEONARD PATRICK HILL AND TRACY ANN HILL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY 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 16, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 1824 WINDSLOE DRIVE, TRINITY, FL

34655
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 18 day of July, 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 17-122909 - NaC July 21, 28, 2023 23-01213P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2020-CA-000533 FREEDOM MORTGAGE CORPORATION, Plaintiff, v. THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSE H. FUENTES, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 28, 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 38, Block 13, Meadow Pointe III Phase 1 Unit 1 C-2, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 94 through 100, inclusive, of the Public Records of Pasco County, Florida.
Property Address: 30926 Prout Court, Wesley Chapel, FL 33543
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
SUBMITTED on this 19th 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 21, 28, 2023 23-01225P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 51-2023-CA-003320WS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SUSAN RITA VICTOR, et al., Defendant.

To: UNKNOWN TENANT IN POSSESSION 1 8741 BRAXTON DRIVE, HUDSON, FL 34667 UNKNOWN TENANT IN POSSESSION 2 8741 BRAXTON DRIVE, HUDSON, FL 34667 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 849, BERKLEY VILLAGE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 30 THROUGH 32, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B Lea, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 8-21-23 or 30 days from the first publication, otherwise a

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the day of JUL 19 2023. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Patty Hoogewind Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com July 21, 28, 2023 23-01223P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
Case No.: 23-CP-000990 IN RE: ESTATE OF JOHN FRANCIS REDMOND Deceased.

The administration of the Estate of JOHN FRANCIS REDMOND, deceased, who was found dead on May 18, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 21, 2023.
Personal Representative Scott Redmond
8488 Northcliffe Boulevard Spring Hill, Florida 34606
Attorney for the Personal Representative Aaron J. Bedy, Esq. Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com July 21, 28, 2023 23-01227P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 23-CP-000919 IN RE: ESTATE OF PAMELA JEAN GRAY, Deceased.

The administration of the Estate of PAMELA JEAN GRAY, deceased, whose date of death was 3/6/2023, Case Number 23-CP-000919, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.
The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is the 21 day of July 2023
Personal Representative: LINDA GRAY,
5548 52nd Ave No, St Petersburg, Florida 33709
Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com July 21, 28, 2023 23-01224P

Q&A

Q Are there different types of legal notices?
A Simply put, there are two basic types - Warning Notices and Accountability Notices.
Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Are internet-only legal notices sufficient?
A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.
Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.
Newspaper legal notices fulfills all of those standards.

To publish your legal notice email: legal@businessobserverfl.com

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

LV18237_VZ7

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer

SUBSEQUENT INSERTIONS

SECOND 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 JOSEPH SCHIAVONE, deceased whose date of death was June 8, 2023, and whose Social Security Number is xxx-xx-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.

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

FOURTH 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.

cated 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 OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

FOURTH 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.

Tampa, Florida 33601 before service on Plaintiff or immediately thereafter; otherwise a default will be entered against you for relief demanded in the complaint. Lot 1 and 2, Block 2, DIXIE HIGHWAY SUBDIVISION ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 48 of the public records 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 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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000795CPAXWS IN RE: ESTATE OF NICHOLAS VIOLAGIS Deceased. 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

SECOND 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 PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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: 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@garydavislaw.com Secondary E-Mail: service@garydavislaw.com July 14, 21, 2023 23-01168P

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

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. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 14, 2023. Personal Representative: Larry L. Cameron 825 State Street Petoskey, Michigan 49770 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

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 DUNCAN 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 Stratfield 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

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, deceased, whose date of death was October 29, 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 co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 14, 2023. Co-Personal Representatives: TONIA FORTINI PITOCO 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

SECOND INSERTION

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. 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 required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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

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: 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

SECOND INSERTION NOTICE TO CREDITORS RE: GEORGE H. HARMAN JR, Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled GEORGE 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., Buffalo, NY 14225 716-553-7876 July 14, 21, 2023 23-01146P

SECOND INSERTION 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. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 Stratfield 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

SECOND 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 DUNCAN 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 Stratfield 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

SECOND 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, deceased, whose date of death was October 29, 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 co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 14, 2023. Co-Personal Representatives: TONIA FORTINI PITOCO 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

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

FOURTH INSERTION

NOTICE OF ACTION
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 personal 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

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 OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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: 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
23-01072P

SECOND 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH

ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2023-CC-001846-CCAX-W5
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-5, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID F. GIBSON AKA DAVID FRANCIS GIBSON, DECEASED

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

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 REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK C, GULF COAST ACRES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89° 39' 17" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 161.18 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 0°

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 RESERVED AS ROAD RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR DRAINAGE 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@gmlaw.com
(32875.2313)
July 14, 21, 2023 23-01165P

SECOND 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, ASSIGNNEES, 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 ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 250 FEET THEREOF. TOGETHER WITH THAT CERTAIN 2007 KINGSWOOD MOBILE HOME SITUATE THEREON - I.D. #N813217 A AND #N813217B. 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, 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(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.: 2023CA000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein 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, and LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT 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, ACCORDING 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
22-50135
July 14, 21, 2023 23-01161P

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

SECOND INSERTION

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-for-profit 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.

Property Address: 3188 Nubbin Ridge Lane, Zephyrhills, 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
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 AFTER 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 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.
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

OFFICIAL COURTHOUSE WEBSITES
1:23 Notes
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
pinellasclerk.org
polkcountyclerk.net
myorangeclerk.com

SECOND INSERTION

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

CIVIL DIVISION:
CASE NO.:
2022CA002416CAAXWS

NATIONSTAR MORTGAGE, LLC, Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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 TENANT 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 NATIONSTAR MORTGAGE, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR.; SHIRLAN RYMER SHIRLAN RYMER, PERSONAL 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

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

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

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

Dated this 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

July 14, 21, 2023

23-01151P

SECOND 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, 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, 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, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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 Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

SECOND 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 attorney 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 OBJECTING PERSON, OR THOSE OBJECTATIONS 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 WITHIN 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

SECOND INSERTION

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

PROBATE DIVISION

File No. 51-2023-CP-1032-WS

IN RE: ESTATE OF

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

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

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

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

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

Personal Representative:

William J. Machia

2150 Lake Drive

Pasadena, Maryland 21122

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

23-01155P

SECOND 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 case, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 7, FLORESTATE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALSO KNOWN AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION FOR A POINT OF BEGINNING; 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 SOUTHWEST 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

NORTH AND SOUTH, DIRECTLY NORTH OF AND ABUTTING THE PROPERTY HEREIN DESCRIBED. TOGETHER WITH THE LAND LYING NORTH AND WEST OF THE DESCRIBED ARC, FOR MEANS OF INGRESS AND EGRESS: THE LAND DESCRIBED BEING PORTIONS OF LOTS 4 AND 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 14A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 1625, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA a/k/a 5422 FOLEY SQ, NEW PORT RICHEY, FL 34652-1317 at public sale, to the highest and best bidder, for cash, online at www.pasco.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

July 14, 21, 2023

23-01149P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 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

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.

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

SECOND INSERTION