PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that HENRY HUISMAN, OWNER, desiring to engage in business under the fictitious name of PARADISE AUTOMOTIVE located at 1022 GUNN HWY, ODES-SA, FLORIDA 33556 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 28, 2023 23-01256P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 09/02/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3TYAX5GN5NT041876 2022 TOYT June 28, 2023 23-01241P

FIRST INSERTION

Notice is hereby given that SONIA RIVERA HUANG, OWNER, desiring to engage in business under the fictitious name of QUALITY TIME VACATION located at 4311 STONES RIVER CT, NEW PRT RICHEY, FLORIDA 34653 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 28, 2023 23-01251P

FIRST INSERTION

Notice is hereby given that MOLECULAR PET HEALTH INC, OWNER, desiring to engage in business under the fictitious name of CODE HEALTH located at 2448 MARTHA LANE, LAND O LAKES, FLORIDA 34639 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 28, 2023

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 8/11/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 JAYC travel trailer bearing vehicle identification number 1UJBJ02R5E1DY0376 and all personal items located inside the mobile home. Last Tenant: Lucy Ditucci, Robert Queripel Jr., Ronald Cavanaugh and All Unknown Tenants. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541, 813-783-3477. July 28; Aug. 4, 2023 23-01265P

July 28; Aug. 4, 2023

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of D&J Sewer And Drain located at 7563 Yale Harbor Drive in the City of Wesley Chapel, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 20th day of July, 2023. Jake T. Robles 23-01235P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jimmie Roger Watkins will engage in business under the fictitious name A&B WINDSHIELD REPAIR, with a physical address 4823 CACTUS DR NEW PORT RICHEY, FL 34652, with a mailing address 4823 CACTUS DR NEW PORT RICHEY, FL 34652, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 28, 2023

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 08/12/2023 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida

statute 713.78.

1B7HA18N82J103220 2002 DODG 1FAFP444X1F186418 2001 FORD 1FMZU67K14UA15638 2004 FORD 1FTZX1720XNA68618 1999 FORD 1HGCP26749A056718 2009 HOND 2G1WT57N791327182 2009 CHEV 2G2WS522441351086 2004 PONT $CBACB212M77H\ 1977\ CHRIS\ CR$ July 28, 2023 23-01233P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Eye Sign Enterprises located at PO BOX 1861 in the City of NEW PORT RICHEY, Pasco County, FL 34656 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 20th day of July, 2023. Avnne Rosenberg July 28, 2023

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MYNFTTOYS.COM located at 8348 Little Road, Suite 107 in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2023. MY N.F.T. TOYS. LLC George L Faccio Jr July 28, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Barnes Speech and Language Services, located at 20646 Lockhart Road, in the City of Dade City, County of Pasco, State of FL, 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21 of July, 2023. Elizabeth Audrey Barnes 20646 Lockhart Road Dade City, FL 33523

July 28, 2023 23-01248P

Number 865.09

PETE'S TOWING AND RECOVERY gives notice that on 08/18/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

NOTICE OF PUBLIC SALE:

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 Silver V Designs located at 8316

Greenway Ave, in the County of Pasco,

in the City of Wesley Chapel, Florida 33544 intends to register the said

name with the Division of Corporations

of the Florida Department of State,

Dated at Wesley Chapel, Florida, this

23-01263P

Tallahassee, Florida.

July 28, 2023

24th day of July, 2023.

Jasmine Elizabeth Carmona

1N4BA41E14C880417 2004 NISS 2G1WF52E239255802 2003 CHEV KM8J33A45JU731317 2018 HYUN KNDPC3A61E7566533 2014 KIA NMTKHMBX7LR117349 2020 TOYT June 28, 2023

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Southeast Imaging Technologies located at 28639 BENNINGTON DR in the City of WESLEY CHAPEL, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of July, 2023. M Spielberger

23-01250P

July 28, 2023

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 872197 from Mango Hills LLC, located at 2550 Lake Ellen Drive, Tampa, FL 33618. Application received May 31, 2023. Proposed activity: Residential. Project name: Mango Hills Subdivision. Project size: 69.18 Acres Location: Section(s) 7 Township 25, Range 20 in Pasco County. No Outstanding Florida Water: No Aquatic preserve. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. 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, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 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 Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. July 28, 2023 23-01246P

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. 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.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 exten-

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.

Jason Greenwood July 28, 2023

23-01234P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 75 Dispatch located at 12121 Little rd \sharp 273 in the City of Hudson, Pasco County, FL

34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of July, 2023.

Zelda Hodges

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the **Union Park East Community Development District**

The Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will hold a public hearing and a meeting on August 24, 2023, at 6:00 p.m. at the Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana

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.

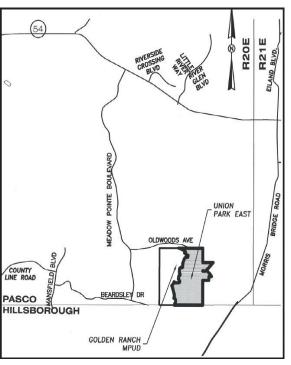
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.unionparkeastcdd.org, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) (813)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

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

Lot Width	Units	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH	416	0.47	\$770	\$320,501	\$819.62	\$340,960.42
40'	174	0.80	\$1,311	\$228,181	\$1,395.09	\$242,745.96
50"	306	1.00	\$1,639	\$501,604	\$1,743.86	\$533,622.58
60"	85	1.20	\$1,967	\$167,202	\$2,092.64	\$177,874.19
Total	981			\$1,217,488		\$1,295,203.15

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.

23-01267P

FIRST INSERTION

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

Patricia Thibault

District Manager

July 28, 2023

{00120696.DOCX/} 4862-4215-4092, v. 1

File No. 2023-CP-001180 IN RE: ESTATE OF CHARLOTTE RUTH FRANCIS 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 Charlotte Ruth Francis, 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 April 30, 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 Cindi Blouin

108 Dighton Avenue Portsmouth, RI 02871 Susan Travers 46 Kensington Avenue

Portsmouth, RI 02871 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 28, 2023.

Person Giving Notice: Cindi Blouin 108 Dighton Avenue

Portsmouth, RI 02871 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 28; Aug. 4, 2023 23-01273P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-1000-WS

IN RE: ESTATE OF GARY LEE MINO a/k/a GARY MINO Deceased.

The administration of the estate of GARY LEE MINO a/k/a GARY MINO, deceased, whose date of death was May 2, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richev, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME

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

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

Personal Representative: JOANN C. TIMMER 10106 Lazy Days Ct. Weeki Wachee, FL 34613

Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com July 28; Aug. 4, 2023

23-01272P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-000714 IN RE: ESTATE OF KENNETH WILLIAM DOW

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-TION 733,702, FLORIDA STATUTES. WILL BE FOREVER BARRED.

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

The case number and decedent's name are: KENNETH WILLIAM DOW, File Number 23CP-714

The address of the court where this probate is pending is: Circuit Court for Pasco County, Florida, 7530 Little Road, New Port Richey, FL, 34654. Date of death of the decedent is:

December 3rd, 2022.

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

Personal Representative(s): Lorraine M. Cruse

Attorney for the representative(s): By:/s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr. Suite 2 Lakeland, Florida 33813 23-01231P July 28; Aug. 4, 2023

FIRST INSERTION

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

File No. 51-2023-CP-0911-WS IN RE: ESTATE OF LANA ANN BAUER 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 LANA ANN BAUER, deceased, File Number 51-2023-CP-0911-WS, 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 March 16, 2023; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Scott Abbott 1114 Pennsylvania Ave. Palm Harbor, FL 34683 Garv S. Cecil, Jr. 229 Heathbury Ct. Simpsonville, SC 29681 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 28, 2023.

DEATH IS BARRED.

Person Giving Notice: /s/ Scott Abbott Scott Abbott

1114 Pennsylvania Ave. Palm Harbor, Florida 34683 Attorney for Persons Giving Notice /s/ Donald R. Pevton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com

July 28; Aug. 4, 2023

23-01239P

FIRST INSERTION

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

51-2023CP000886CPAXWS IN RE: ESTATE OF SHAWN LEE JONES, Deceased.

The administration of the estate of SHAWN LEE JONES, deceased, File Number 51-2023-CP-000886-CPAX-WS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

The date of the first publication of this Notice is July 28, 2023.

Personal Representative: Jann Gunn

7335 Moravian Drive Port Richey, FL 34668 Attorney for Personal Representative: Kenneth R. Misemer Florida Bar No. 157234 ALLGOOD & MISEMER, P.A. 5645 Nebraska Avenue New Port Richey, FL 34652 Telephone: (727) 848-2593 Email: misemerken@gmail.com July 28; Aug. 4, 2023 23-01260P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-000678-ES IN RE: ESTATE OF

EMELITA M. VARDELEON Deceased. The administration of the estate of ${\bf Emelita\ M.\ Vardeleon, deceased, whose}$ date of death was March 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

/s/ Jocelyn Readey Jocelyn Readey Personal Representative 2469 Hickman Circle Clearwater, Florida 33761

/s/ Gary W. Lyons Gary W. Lyons, Esq. Attorney for Personal Representative Florida Bar No. 268186 McFarland Gould Lyons Sullivan Hogan 311 S Missouri Ave Clearwater, Florida 33756

Telephone:727-461-1111 E-mail Addresses: glyons@mglegalteam.com,mpenny@mglegalteam.com

23-01253P July 28; Aug. 4, 2023 July 28; Aug. 4, 2023

FIRST INSERTION

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

File No. 2023-CP-000945 IN RE: ESTATE OF JOAN M. SMITH, Deceased.

The administration of the estate of Joan M. Smith, deceased, whose date of death was September 4, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative /s/ Kathleen E. Pearson Kathleen E. Pearson

9031 Breland Drive Tampa, Florida 33626 Attorney for Personal Representative /s/ David A. Peek David A. Peek david@theseminolelegalcenter.com info@theseminolelegalcenter.com Florida Bar No. 0044660 The Legal Center 10700 Johnson Blvd., Suite 1 Seminole, Florida 33772 Telephone: (727) 393-8822 July 28; Aug. 4, 2023 23-01255P

FIRST INSERTION

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

File No.: 51-2023-CP-1150-WS IN RE: ESTATE OF RICHARD S. INGRASSIA a/k/a RICHARD INGRASSIA Deceased.

The administration of the estate of Richard S. Ingrassia a/k/a Richard Ingrassia, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 28, 2023.

Personal Representative: Evelyn V. Ingrassia 13626 Bryndlewood Court

Hudson, Florida 34669 Attorney for Personal Representative: Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richev, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@FLProbateTrustLaw.com Secondary E-Mail: stacey@FLProbateTrustLaw.com

23-01232P

FIRST INSERTION

PASCO COUNTY

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

CASE NO: 2023CP000558CPAXWS IN RE: THE ESTATE OF HAROLD ALBERT HILGENBERG Deceased.

The administration of the estate of HAROLD ALBERT HILGENBERG, deceased, File Number 2023CP-000558CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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. The date of first publication of this

Notice is July 28, 2023.

Personal Representative: **Kimberly Gierlach** 490 Joan Court

Gilberts, IL 60136 Attorney for Personal Representative: Wm. Newt Hudson, Esq. Law Office of Wm. Newt Hudson FL~BAR~NO.~0305146SPN: 170025 23 West Tarpon Ave. Tarpon Springs, FL 34689 Phone: (727) 938-2004 / Fax: (727) 934-9960

Newthudsonlaw@outlook.com July 28; Aug. 4, 2023 23-01270P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-420 IN RE: ESTATE OF GRACE A. EDWARDS,

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 GRACE A. ED-WARDS, deceased, File Number 2023-CP-420; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was November 28, 2022; that the total value of the estate is Tangible Personal Property with an approximate value of \$1,000.00 and that the names and addresses of those to whom it has been assigned by such

order are: Address TRACY DIANE EDWARDS AMOS 2506 Rosehaven Drive Wesley Chapel, FL 33544 DAVID F. EDWARDS 8417 Ridgebrook Cir Odessa, FL 33556 SUSAN WIEWIORA CHERNUKA 404 McKean Court

North Wales, PA 19454 L INTERESTED PERSONS ARE

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

The date of first publication of this Notice is July 28, 2023.

Person Giving Notice: TRACY DIANE EDWARDS AMOS 2506 Rosehaven Drive

Wesley Chapel, FL 33544 Attorney for Person Giving Notice: Robert D. Hines, Esq. Attorney for Petitioners Florida Bar No. 0413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: RHines@hnh-law.com Secondary Email:: RHatt@hnh-law.com July 28; Aug. 4, 2023

FIRST INSERTION

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

CASE NO.:

2023CA000762CAAXES LARIEANNE L. PAGAN and WALDEMAR PAGAN MATOS, Plaintiff, -vs.-RICHARD S. CANALS, KIMBERLY CANALS, THE UNKNOWN HEIRS. SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTERST IN THE ESTATE OF RICHARD S. CANALS (DECEASED),

Defendant(s). TO: RICHARDS, CANALS (Address Unknown) Legal Description:

Tract #1102, of Angus Valley, Unit #3 and unrecorded subdivison lying in Section 2, Township 26 South, Range 19 East, Pasco County, Florida; more particularly described as follows: Begin at the Southwest corner of the stated Section 2, thence run East (assumed bearing) along the South boundary of the stated Section 2, a distance of 3281.25 feet; thence North a distance of 3140.42 feet for a Point of Beginning, thence continue North 150.00 feet; thence East 150.00 feet; thence South a distance of 150.00 feet; thence West 150.00 feet to the Point of Beginning. Together with a 2002 Double

Wide Mobile Home Vin#GAFL154A87003EA21 and GAFL154B87003EA21. Parcel ID Number: 02-26-0020-00001-1020.

You are hereby notified that an action for to Quiet Title to Real Property and Reform Deeds to Real Property, concerning the following-described real property in 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 MORITT HOCK & HOMROFF, LLP, attorneys for Plaintiff, LARIENNE L. PAGAN AND WALERMAR PAGAN MATOS whose address is: 8151 Peters Road, Suite 3100, Plantation, Florida 33324, on or before 8-28-23, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer, and file the original with the Clerk of this Court either before service upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 on this day of JUL 26 2023. NIKKI ALVARĖZ-SOWLES, ESQ.

AS CLERK OF THE COURT /s/Patty Hoogewind DEPUTY CLERK EVAN S. ROSNEBERG, ESQ. MORITT HOCK & HAMROFF, LLP

Counsel for Plaintiff 8151 Peter Rd. Suite 3100 Plantation, Florida 33324 Telephone: (954)340-2201 Facsimile: (954) 340-2211 erosenberg@moritthock.com jthompson@moritthock.com 3317280v1 $July\ 28;\ Aug.\ 4,\ 11,\ 18,\ \ 2023$

23-01274P

FIRST INSERTION

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

CASE No. 2010CA002183CAAXES GMAC MORTGAGE, LLC, PLAINTIFF, VS. CONSTANCE M. BROUGHAN A/K/A CONSTANCE MARIE BROUGHAN, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 6, 2019, in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on September 28, 2023, at 11:00 AM, at www.pasco. realforeclose.com for the following described property:

Lot 72, TWIN LAKE PHASE TWO-C, according to the plat thereof recorded in Plat Book 30, Pages 57 and 58, of the Public Records of Pasco County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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 im-

paired, call 711. 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.

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Stephen Weinstein Stephen Weinstein, Esq. FBN: 740896

Our Case #: 17-000647-FIH FST\ 2010CA002183CAAXES\SELENE July 28; Aug. 4, 2023

FIRST INSERTION

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

CASE NO.: 2023 CA 003375 MIDFIRST BANK, KEVIN S. MCKENLEY; et al.,

Defendant(s). TO: Kevin S. Mckenley Last Known Residence: 27327 Coral Springs Drive Wesley Chapel, FL 33544 TO: Unknown Spouse of Kevin S.

McKenley Last Known Residence: 27327 Coral Springs Drive Wesley Chapel, FL 33544 TO: Unknown Tenant #1 Last Known Residence: 27327 Coral

Springs Drive Wesley Chapel, FL 33544 TO: Unknown Tenant #2 Last Known Residence: 27327 Coral Springs Drive Wesley Chapel, FL 33544 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Pasco County, Florida: LOT 27, BLOCK D, NORTH-WOOD UNIT 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 58 AND 59, OF THE PUBLIC RE-CORDS 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 8-28-23, and file the original with the clerk of

this court either before service on Plainter; 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 vou. to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center. 7530 Little Rd., New Port Richev. FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding trans-

portation services.

Dated on JUL 19 2023. As Clerk of the Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484

1485-2938B Ref# 4882 July 28; Aug. 4, 2023

Email your Legal Notice

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-000299 IN RE: ESTATE OF LAURA TATE SUTTON,

Deceased. The administration of the Estate of Laura Tate Sutton, deceased, whose date of death was 12/16/2022, Case Number 23-CP-000299, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue,

Dade City, Florida 33525. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

The date of first publication of this notice is the 28 day of July 2023.

Personal Representative: Danielle Corley,

6502 Mangrove Dr, Wesley Chapel, FL, 33544 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC.

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael @elizabeth devolder.comcasemanager@elizabethdevolder.com July 21, 28, 2023 23-01261P

FIRST INSERTION

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

File No. 2023CP000578CPAXWS **Division Probate** IN RE: ESTATE OF KATHLEEN CAMPBELL MORANO

Deceased. The administration of the estate of Kathleen Campbell Morano, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL $34654. \, \text{The names}$ 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 THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: Jonathan Scott Campbell

14 Breezy Hill Rd Collinsville, Connecticut 06019 Attorney for Personal Representative: Ashley Zohar, Attorney Florida Bar Number: 122131 Brown, Huff and Zohar PLLC 6547 Gunn Hwy Tampa, FL 33625Telephone: (813) 922-5290 E-Mail: Ashley@BHZLaw.com Secondary E-Mail: Frazier@BHZLaw.com

July 28; Aug. 4, 2023

23-01238P

FIRST INSERTION

NOTICE OF ACTION FOR $\label{eq:Dissolution} Dissolution\ of\ Marriage \\ \mbox{IN\ THE\ CIRCUIT\ COURT\ OF\ THE}$ SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY

CASE NUMBER: 23-DR-3476 STEVEN NOTTO, DEBORAH JOY NOTTO. Respondent

TO: DEBORAH JOY NOTTO (Respondent's last known address)

YOU ARE NOTIFIED that an action for $Dissolution\ of\ Marriage$ has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Petitioner, STEVEN NOTTO, 6330 Madison St., Suite 101 New Port Richey, Fl 34652 on or before 08-28-2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Fl 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

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

for the relief demanded in the petition.

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

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

Dated: July 20, 2023. CLERK OF THE CIRCUIT COURT Nikki-Alvarez-Sowles, Esq., Clerk & Comptroller Pasco County, Florida (SEAL) By: /s/ Beth Bray Deputy Clerk

July 28; Aug. 4, 11, 18, 2023 23-01242P

FIRST INSERTION

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

PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

2023CA000264CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1,

LEROY OVERMYER A/K/A LEROY E. OVERMYER; TRACY L. OVERMYER; LEE D. OVERMYER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Fi-nal Judgment of foreclosure dated July 14, 2023, and entered in Case No. 2023CA000264CAAXWS of the Circuit Court in and for Pas-co County, Florida, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDI- VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 is Plaintiff and LEROY OVERMYER A/K/A LEROY E. OVERMYER; TRACY L. OVERMYER; LEE D. OVERMYER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 6, 2023 , the following described property as set forth in said Order or Final Judgment, to-

LOTS 6 AND 7, BLOCK 1, PAP-PAS COLONY SUBDIVISION SECOND ADDITION, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED July 24, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 1460-183688 / TM1

23-01259P July 28; Aug. 4, 2023

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2021-CA-001933

U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN H. BABCOCK, JR., DECEASED, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated July 17, 2023, issued in and for Pasco County Florida, in Case No. 2021-CA-001933, wherein U.S. BANK NATIONAL AS-SOCIATION NOT IN ITS INDIVID-

HEIRS, SPOUSES, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN H. BABCOCK, JR., DECEASED, SHELLY GUTZMER, FOREST LAKE ESTATES CIVIC ASSOCIATION OF PORT RICHEY, INC. and UNKNOWN TEN-ANT OCCUPANT #1 N/K/A KEVIN THORNTON are the Defendants.

The Clerk of the Court, NIKKI

ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031. Florida Statutes, on August 21, 2023, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: LOT 147, FOREST LAKE ES-

TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 16, PAGE 18, PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA. Property Address: 7625 Acorn

Lane, Port Richey, FL 34668 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: This 21st day of July, 2023.

Respectfully submitted, HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com July 28: Aug. 4, 2023

FIRST INSERTION

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

UAL CAPACITY BUT SOLELY AS

LEGAL TITLE TRUSTEE FOR RMTP

TRUST, SERIES 2021 BKM-TT-V is

the Plaintiff, and THE UNKNOWN

CASE NO. 2022CA000577CAAXES SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH UNDER OR AGAINST THE ESTATE OF DAVID M. GROSSCHEDL, DECEASED; BRENNA GROSSCHEDL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY.

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed July 6, 2023 and entered in Case No. 2022CA-000577CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein SE-LECT PORTFOLIO SERVICING, INC. is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE

OF DAVID M. GROSSCHEDL, DE-CEASED; BRENNA GROSSCHEDL; UNKNOWN PERSON(S) IN POS-SESSION OF THE SUBJECT PROP-

ERTY; are defendants. NIKKI ALVA-REZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.PASCO. REALFORECLOSE.COM, at 11:00 A.M., on August 21, 2023, the following described property as set forth in said Final Judgment, to wit: THE WESTERLY 75 FEET OF

THE FOLLOWING PROPER-TY: LOT 7 AND THAT PART OF LOT 6, AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 6, RUN NORTHWESTERLY ALONG THE EAST BOUNDARY OF LOT 6 A DISTANCE OF 257.6 FEET MORE OR LESS, TO LAKE WILLIAMS, THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH BOUNDARY OF LOT 6 A DIS-TANCE OF 70 FEET FROM THE SOUTHEAST CORNER OF LOT 6, THENCE 70 FEET NORTHEASTERLY ALONG SAID SOUTH BOUNDARY OF LOT 6 TO THE POINT OF BEGINNING OF LAKE MAR-JORY ESTATES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 50, PUBLIC RECORDS OF PASCO COUNTY, FLORI-

DA.

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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 20th day of July 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.comFile No.: 21-00540 SPS V6.20190626 July 28; Aug. 4, 2023 23-01243P

1:23 4

Notes





and LTE 💷

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR **LEGAL NOTICES**

floridapublicnotices.com



RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA. CIVIL DIVISION

CASE NO. 2019 CA 003060

US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

FOR VRMTG ASSET TRUST,

VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF

TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL

INTERESTS BY, THROUGH,

Plaintiff, vs.

SOLELY AS OWNER TRUSTEE

SHAWN E. VASEY A/K/A SHAWN

SEVEN SPRINGS HOMEOWNERS'

ASSOCIATION, INC. UNKNOWN

UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY

NOTICE IS HEREBY GIVEN pur-

suant to a Summary Final Judgment of Foreclosure dated April

25, 2023 and a subsequent Order

Resetting Sale dated July 24, 2023

and entered in Case No. 2019 CA

003060 of the Circuit Court in and

for Pasco County, Florida, wherein US BANK TRUST NATIONAL AS-

SOCIATION, NOT IN ITS INDI-

IN THE CIRCUIT COURT OF

THE 6TH JUDICIAL CIRCUIT, IN

CASE NO.:

51-2023-CA-000357-CAAX-WS

SOLELY AS OWNER TRUSTEE OF

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

CSMC 2017-RPL2 TRUST,

UNKNOWN HEIRS.

Plaintiff,

INDIVIDUAL CAPACITY BUT

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND

ALL OTHERS WHO MAY CLAIM

WILLIAM S. WRUBEL: PASCO

COUNTY BOARD OF COUNTY

UNKNOWN SPOUSE OF

WILLIAM S. WRUBEL;

UNKNOWN TENANT IN

PROPERTY,

Defendants.

COMMISSIONERS (COMMUNITY DEVELOPMENT DEPARTMENT);

POSSESSION OF THE SUBJECT

NOTICE IS HEREBY GIVEN pursu-

ant to an Order on Motion to Can-

cel and Reschedule Foreclosure Sale

dated the 11th day of July 2023, and

entered in Case No. 51-2023-CA-000357-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit

in and for PASCO County, Florida,

wherein WILMINGTON SAVINGS

FUND SOCIETY, FSB, NOT IN

ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

OF CSMC 2017-RPL2 TRUST is the

AN INTEREST IN THE ESTATE OF

HEREIN DESCRIBED,

Defendant(s).

Ш (5



legal@businessobserverfl.c Email

menn



FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT,

IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2022CA000578CAAXWS BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST,

Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST PRISCILLA NUCIFORA, DONNA WOODS, UNKNOWN SPOUSE OF DONNA WOODS, JODY ACQUISTO, UNKNOWN SPOUSE OF JODY ACQUISTO,

Defendant(s).
NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated July 17, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at www.pasco. realforeclose.com, on the 21st day of August 2023 at 11:00 a.m. Eastern Time, the following described prop-

erty:
Lot 1871, EMBASSY HILLS UNIT EIGHTEEN, according to the map or plat thereof as recorded in Plat Book 16, Pages 144-146, Public Records of Pasco County, Florida. Property Address: 7530 Culber-

son Drive, Port Richey, Florida 34668.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Judicial Circuit Court Administration at 38053 Live Oak Avenue, Dade City, FL 33523 (352) 521-4542 at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearnace is less than 7 days. If you are hearing or voice impaired, call

Dated this 24th day of July 2023. LAW FIRM OF GARY M. SINGER,

Counsel for Plaintiff 12 S.E. 7th Street, Ste. 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s./ Gary M. Singer Gary M. Singer, Esq. Florida Bar No. 544906 July 28; Aug. 4, 2023

23-01254P

FIRST INSERTION

VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VR-MTG ASSET TRUST is Plaintiff and SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRI-AR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSO-CIATION, INC. UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PAR-TIES 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 DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, 11:00 a.m., on September 6, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 153 OF BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 45. PAGE(S) 47, OF THE PUBLIC RECORDS OF PASCO COUN-TY. FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

FIRST INSERTION

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida

Relay Service.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED July 25, 2023.

By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-183291 / TM1 July 28; Aug. 4, 2023

RE-NOTICE OF FIRST INSERTION FORECLOSURE SALE

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

FLORIDA CASE NO: 2023-CC-000505 THE BAY AT CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,

Plaintiff, vs. BRETT EROCOLINA; UNKNOWN SPOUSE OF BRETT EROCOLINA; 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, Flor-

Lot 2, Block 11, BAY AT CY-PRESS CREEK, according to the Plat thereof as recorded in Plat Book 49, Pages 132 through 139, inclusive, of the Public Records of Pasco County, Florida, and any subsequent amendments to the

aforesaid. A/K/A 26615 Castleview Way, Wesley Chapel, FL 33544

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on August 28, 2023

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE 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 transporta-tion to court should contact their local public transportation providers for information regarding transportation services

MANKIN LAW GROUP By /S/Brandon 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 28; Aug. 4, 2023

23-01268P

AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

Plaintiff and UNKNOWN HEIRS, BENEFICIARIES DEVISEES AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM S. WRUBEL PASCO COUNTY BOARD OF COUNTY COMMISSIONERS (COMMUNITY DEVELOPMENT DEPARTMENT) BRIAN WILLIAM WRUBEL: and MICHAEL HAR-OLD WRUBEL UNKNOWN TEN-ANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZSOWLES, 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 110, LAKEWOOD ES-TATES, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17, PAGES 142 AND 143, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF

FIRST INSERTION

THE COUNTY OF PASCO

STATE OF FLORIDA, DE-

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 Richev, 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 19th day of July 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156

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

July 28; Aug. 4, 2023 23-01229P

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. 51-2019-CA-002716 ES

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff,

WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 51-2019-CA-002716 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and WILLIAM BILLINGS A/K/A WILLIAM J. BILL-INGS IV; UNKNOWN SPOUSE OF WILLIAM BILLINGS A/K/A WIL-LIAM J. BILLINGS IV N/K/A ERIKA BILLINGS; CAPITAL ONE BANK (USA), N.A. are the Defendant(s), Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on August 28, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1165, FOREST HILLS-UNIT NO. 19, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 10, PAGE 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5550 BA-ROQUE DR, HOLIDAY, FL

34690 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time the scheduled appearance before 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 21 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 19-360943 - NaC 23-01258P July 28; Aug. 4, 2023

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-000229-CAAX-ES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, Plaintiff, vs

GUILLERMO G CARPIO; CACH, LLC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 20th day of June 2023, and entered in Case No. 51-2023-CA-000229-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST is the Plaintiff and GUILLERMO G CAR-PIO CACH, LLC; 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 18th day of September 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:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SCRIBED AS FOLLOWS: A PORTION OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID SECTION 16; THENCE RUN ALONG THE EAST LINE OF SAID SECTION 16, N 00°31'24" 2,637.26 FEET; THENCE DEPARTING THE EAST BOUNDARY LINE OF SAID SECTION 16, N 89°24'50" W, 695.26 FEET TO THE EAST-ERLY RIGHT-OF-WAY LINE OF OAKS BLVD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.06 FEET, HAVING A RADIUS OF 4,492.16 FEET, A CENTRAL ANGLE OF 00°23'00", AND CHORD WHICH BEARS

N 4°13'51" E; 30.06 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT 345.89 FEET, HAVING A RADIUS OF 4,492.16 FEET, A CENTRAL ANGLE OF 04°24'42", AND A CHORD WHICH BEARS N 01°50'00" E, 345.80 FEET; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE, S 89°24'38" E, 367.28 FEET; THENCE S 00°31'16" W, 345.70 FEET; THENCE N 89°24'50" W, 375.20 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF

OF BEGINNING. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

OAKS BLVD. AND THE POINT

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 25th 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

22-00584 July 28; Aug. 4, 202323-01266P

FIRST INSERTION

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

CASE NO.: 2022CA001892CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JULIE J. GREEN ET AL., DEFENDANT(S).

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Julie J. Green

Last Known Address: 3433 Atlantis Dr, Holiday, FL 34691

Current Residence: UNKNOWN TO: Unknown spouse of Julie J. Green Last Known Address: 3433 Atlantis Dr, Holiday, FL 34691 Current Residence: UNKNOWN

TO: Randy Paul Robinson Last Known Address: 3433 Atlantis Dr, Holiday, FL 34691 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 543, HOLIDAY LAKE ESTATES, UNIT NINE, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 132 AND 133, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral

Springs, FL 33071, on or before 8-28-23, a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 $\,$ and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

this Court this JUL 25 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court By: /s/Patty Hoogewind

23-01257P

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900 Coral Springs, FL 33071

July 28; Aug. 4, 2023

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. 2022CA001730CAAXWS Land Home Financial Services,

Plaintiff, vs. Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001730CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler; Unknown Spouse of Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler; Forrest Meredith a/k/a Forrest G. Meredith; Unknown Spouse of Forrest Meredith a/k/a Forrest G. Meredith; Magnolia Estates Homeowners Association, Inc.; JPMorgan Chase Bank, N.A.; Grow Financial Federal Credit Union fka Macdill Federal Credit Union are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 21st day of August, 2023, the following described property as set

forth in said Final Judgment, to wit: LOT 121, MAGNOLIA ESTATES PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 51, PAGE 67, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability

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

Dated this 25th day of July, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00485 July 28; Aug. 4, 2023 23-01269P

FIRST INSERTION

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

PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA001455CAAXWS

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS. JIMMIE R MCCUISTION ET AL., DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant

to Final Judgment of Foreclosure dated the 17th day of July, 2023, and entered in Case No. 2022CA001455CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff JIMMIE R MCCUISTION; NOWN TENANT IN UNKNOWN POSSESSION OF THE SUBJECT PROPERTY NKA CHARLES WILSON; UNKNOWN SPOUSE OF CHARLES JIMMIE R MCCUISTION and SILVER OAKS COMMUNITY ASSOCIATION, INC. are Defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 A.M. on the 28th day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2 OF SILVER OAKS HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 18, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation

Dated this 20th day of July, 2023. By: /s/ Carly Johansson Carly Johansson Bar No. 649430 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0695

23-01228P

July 28; Aug. 4, 2023

FIRST INSERTION

PASCO COUNTY

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

Case Number: 2023-CA-003542 IN RE: FORFEITURE OF: ONE (1) 2022 AUDI SQ7 VIN: WA1AWBF74ND009409

ALL PERSONS who claim an interest in the following property One (1) 2022 Audi SQ7 (VIN: WA1AWBF74ND009409), 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 May 15, 2023. 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 Blvd., Jacksonville, FL 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

July 28; Aug. 4, 2023 23-01230P

SUBSEQUENT INSERTIONS

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, IN AND FOR PASCO COUNTY, FLORIDAPROBATE DIVISION
CASE NO.: 2023 CP 001017

IN RE: ESTATE OF 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. The name and address of the personal representative and the personal representative's attorney are set

forth below. ALL INTERESTED PERSONS

ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or deagainst decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must 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 PUBLICA-TION 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

SECOND 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 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 POSSES-SION 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, 352.521.4274, 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 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

SUBSEQUENT INSERTIONS

SECOND 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 & GERAL-DINE 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 noti-fication 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 23-01181P

has been filed against you and you

are required to serve a copy of your

written defenses, if any, upon Kel-

ley Kronenberg, Attorney for Plaintiff,

whose address is 10360 West State

before service on Plaintiff's attorney

or immediately thereafter; otherwise

July 21, 28, 2023

yrhills, FL 33541

SECOND 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 CON-NIE JOY KLAASSEN A/K/A CON-

NIE KLAASSEN (RESIDENCE UN-KNOWN) YOU ARE NOTIFIED that an ac-

tion for Foreclosure of Mortgage on the following described property: THE NORTH 1/2 OF TH WEST ONCE ACRE OF THE EAST TWO ACRES OF TRACT IN SECTION 9, TOWN-SHIP 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.

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

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

SECOND INSERTION

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

a/k/a 36820 8th Ave, Zeph-

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 RECORD-ED 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 Richev. FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 23-06250FL

July 21, 28, 2023 23-01223P





charlotteclerk.com

pascoclerk.com pinellasclerk.org

polkcountyclerk.net myorangeclerk.com

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001115 IN RE: ESTATE OF STEPHEN F. BRANNACK

SECOND INSERTION

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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 23-01199P July 21, 28, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001506 IN RE: ESTATE OF LALLAGE FLORENCE JONES, Deceased.

The administration of the estate of LALLAGE FLORENCE JONES, deceased, whose date of death was May 14, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which 38053 Live Oak Avenue Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 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 23-01218P July 21, 28, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1095 IN RE: ESTATE OF 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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

SECOND INSERTION

23-01209P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000599 Division J IN RE: ESTATE OF 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 attor-

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

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

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

NOTWITHSTANDING 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 Lancey,

2647 Clarellen 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 $ndavid@florida probate law group.com\\www.florida probate law group.com$ July 21, 28, 2023 23-01195P

SECOND INSERTION

PASCO COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICAL 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, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES 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, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 85 AND 86, OF THE PUBLIC RE-CORDS 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 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 Re-

lay 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

SECOND INSERTION

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

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

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

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

SECOND 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.

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 ELEC-TRONIC REGISTRATION SYSTEMS. INC., AS NOMINEE FOR WILMING-TON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSO-CIATION, INC.: TRINITY COMMU-NITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMER-ICA, 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 WIN-SLOE 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 DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time 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 SECOND 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 prem-ises 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

SECOND INSERTION

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

CASE NO.: 2016-CA-001348 ATLANTICA, LLC Plaintiff(s),

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 MA-RIBEL 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 AS-SET MANAGEMENT I, LLC; SUN-COAST CREDIT UNION SUCCES-SOR 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

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 2012-CA-3309-ES UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST

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, GRANTEES, 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 EXIST-ING 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 FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS: TOGETHER WITH 2002 MERT DOUBLEWIDE MO-BILE HOME HAVING FLOR-IDA NUMBERS 0085165546 AND 0085165598 AND IDEN-TIFICATION NUMBERS FLHMLCF163725416A 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: servicefl@mtglaw.com July 21, 28, 2023 23-01188P





SECOND 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

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

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

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

The date of first publication of this notice is: July 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 Richev, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com 23-01183P July 21, 28, 2023

SECOND 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

Name Address SERGIO SEGULIN 108 Dogwood Lane, PO Box 421 Connoquenessing, PA 16027 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

such order are:

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 rovision for full payment was made in the Order of Summary Administration WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 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 SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000987 IN RE: ESTATE OF 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

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

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

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

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

The date of first publication of this notice is 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 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 Telephone: (727) 842-1001 July 21, 28, 2023

SECOND 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

Stuart C. Boles, 8318 Creed-more 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 SECTON 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER 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@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 F.B.N. 323111 1/2021 July 21, 28, 2023 23-01226P SECOND INSERTION

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

File Number: 2023-CP-001181-WS In Re The Estate Of: 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of 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

SECOND INSERTION NOTICE TO CREDITORS THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF PASCO - STATE OF FLORIDA PROBATE DIVISION File No.: 2023-CP-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 THE FIRST PUBLICA-TION OF THIS NOTICE OR WITHIN THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. Dated: July 11, 2023

/s/ Richard A. Kidd Jr. Richard A. Kidd, Jr., Personal Representative c/o Paul J. Bupivi. Attornev 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 SECOND INSERTION

PASCO COUNTY

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 PA-MELA 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

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

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

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

The date of first publication of this notice is the 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.

5383 Prim
rose 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 SECOND 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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 PAS-

CO County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 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 justin.klatsky@valricolawgroup.com Secondary Email: tara.morrow@valricolawgroup.com July 21, 28, 2023 23-01202P

SECOND INSERTION

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

PROBATE DIVISION FILE NO: 2023-CP-000782 IN RE: ESTATE OF 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

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 PURLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE

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

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

The date of first publication of this notice is the 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,

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com case manager@elizabeth devolder.comJuly 21, 28, 2023 23-01198P SECOND INSERTION

23-01227P

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

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

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

23-01197P

SECOND 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 STATUES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

July 21, 28, 2023



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or email legal@businessobserverfl.com



SECOND INSERTION

NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION FILE NO: 23-CP-000707-CPAXWS IN RE: ESTATE OF JOSHUA GRANT WILSON, SR.,

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.

Deceased.

The names and addresses of the Per sonal Representative and the Personal Representative's attorney are set forth

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

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

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

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

/s/ Tamara Allyn Wilson TAMARA ALLYN WILSON Personal Representative

/s/ Gerald Hemness Gerald L. Hemness, Jr., Esq. Counsel for Personal Representative Florida Bar# 67695 100 Ashley Dr. South, Ste. 664 Tampa, FL 33602-5300 (813) 352-2708 gerald@hemness.com July 21, 28, 2023 23-01219P

SECOND 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 PRO-BATE CODE WILL BE FOREVER

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

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. SCHIILER /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 23-01182P SECOND 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:

 $1971\,CHEV\,MOBILE\,HOME, VIN:\,CF9121E,\,TITLE\,NO.:\,0004576679~and\,all\,other\,personal\,property\,located\,therein\,MOBILE\,HOME,\,NOCORD (Color of the Color of the Color$ PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2North Tamiami Trail, Suite 500 Sarasota, Florida $34236\,$

July 21, 28, 2023

SECOND INSERTION

Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. pasco.real foreclose.com, at 11:00 AM, $\,$

DIVISION CASE NO 2021CA002241CAAXWS

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff,

NOTICE OF FORECLOSURE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

GENERAL JURISDICTION

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, BEN-EFICIARIES, DEVISEES, GRANT-EES, 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, DE-CEASED; 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 on August 21, 2023, the following described property as set forth in said Final Judgment, to wit:

TRACT 1505-A, THE HIGH-LANDS, 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 205.00' TO THE POINT OF BEGINNING; THENCE CON-TINUE S 32°48'06"W, A DIS-TANCE 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 DIS-TANCE OF 110.23'; THENCE N 57°31'13"W, A DISTANCE OF 569.27' TO THE POINT OF BE-GINNING.

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 a claim in accordance with Florida Statutes, Section 45.031

23-01216P

IMPORTANT AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an ac-commodation 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 transporta-

tion services.

Dated this 13 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 20-014121 - ArC

SECOND 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 FLOR-IDA LIMITED LIABILITY COM-PANY; WILLIAM D. VINCENT; MICHAEL VINCENT; AGRI-FEED, INC., A FLORIDA COR-PORATION, 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 corpora-

tion, 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

designee East Pasco Government Center 14236 6th Street, Room 100 Dade City, FL 33523

By Serving: Mike Fasano or his

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

WAY That portion of Lots 3, 4, 12, 13 and 14, Block 2, C.W. MEREDITH'S SUBDIVISION OF BLKS NO 1-2-10-11, as recorded in Plat Book 2, Page 63, Public Records of Pasco County, Florida, lying in the Northeast 1/4 of Section 27, Township 24 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Easterly right of way line of U.S. 301 per Florida State Road Department Right of Way Map Section 1413-101 with the North line of Block 2, C.W. MEREDITH'S SUBDIVISION OF BLKS NO 1-2-10-11, as recorded in Plat Book 2, Page 63, Public Records of Pasco County, Florida, being marked by a 5/8" Iron Rod and Cap "Aim Eng"; thence N89°57'22"E, along the North line of said Block 2, a distance of 164.78 feet to the existing Westerly right of way line of State Road 533 (U.S.98) per Florida State Road Department Right of Way Map Section 1413-101; thence S55°24'31"E, along said Westerly right of way line, 53.80 feet to the POINT OF BEGINNING; thence continue S55°24'31"E, along said Westerly right of way line, 38.49 feet to a point on a curve concave Southwesterly having a central angle of 03°16'38" a radius of 2814.79 feet and a chord bearing and distance of S34°34'36"E, 160.98 feet; thence Southeasterly along said curve and said existing Westerly right of way line, 161.01

feet to the South line of said Block 2; thence S89°58'05"W, along said South line of Block 2, a distance of 15.00 feet; thence N28°26'19"E 7.89 feet to a point on a curve con-cave Southwesterly, having a central angle of 04°09'27", radius of 2551.00 feet and a chord bearing and distance of N37°09'59"W, 185.06 feet; thence Northwesterly, along said curve, 185.10 feet to the said POINT OF BEGINNING. Containing 1,512 square feet, more or less.

You are each notified that the Petitioner filed its sworn Amended Peti-tion and its Amended Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Pas-co. You are further notified that the Petitioner will apply to the Honorable Dustin Anderson, one of the Judges of this Court on the 25th day of August 2023, at 10:00 a.m., for an Order of Taking Hearing in this cause to be held remotely via

23-01193P

Zoom: ZOOM LINK: Join Zoom Meeting https://zoom.us/j/93619332182 ?pwd=bGh4Nk01VmhrQm84T ÚJ0azZiNjBydz09

July 21, 28, 2023

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.

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)east 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,

(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

FEE SIMPLE RIGHT OF