PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage

in business under fictitious name of FMC Medical Management located at

38135 Market Square, in the County of

Pasco, in the City of Zephyrhills, Flor-

ida 33542 intends to register the said

name with the Division of Corporations

of the Department of State, Tallahassee,

Dated at Pasco County, Florida, this

23-01298P

PUBLIC NOTICE

The Board of Directors of Family Support Services of Suncoast, LLC, ("FSS") will hold its regular meeting electronically via Zoom at 11:30 a.m. on August 8, 2023, to discuss agency business. The web address for the meeting is https://tinyurl. com/2w6wd93t. For more information or to RSVP, contact Carlos Cruz at (904) 265-8091 or Carlos.Cruz@fssnf.org. The meeting is open to the general public and public comments are welcomed. Any person requiring special accommodations to participate should advise FSS at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech impaired accommodations, please contact the Florida Relay Service, 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSS will provide auxiliary aids and services to deaf and hard of hearing clients and companions to allow for effective communication and participation in programs offered by FSS. These aids and services will be made available at no cost to the client or companion with advanced notification. August 4, 2023 23-01305P

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 Blvd., Wesley Chapel, Florida.

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

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

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

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

Patricia Thibault District Manager August 4, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, August 22, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line August 11, 2023, at 6:00am and ending August 22, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Name Unit Steven Roberts 65 August 4, 11, 2023 23-01318P

FIRST INSERTION Notice of Sale

Affordable Secure Storage - Hudson Public Notice

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. E13: Jackie Burkhardt

FIRST INSERTION

23-01313P

August 4, 2023

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 SEVEN OAKS PET HOSPITAL located at 27027 SR 56 in the City of WESLEY CHAPEL, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Depart-ment of State, Tallahassee, Florida.

Dated this 26th day of July, 2023. SREE REDDY, DVM, L.L.C. 23-01282P August 4, 2023

FIRST INSERTION NOTICE OF PUBLIC SALE The following personal property of JOHN LEE McCLOY, OLA MAE HASKINS, if deceased any unknown heirs or assigns, and LELAND R. HASKINS will, on August 16, 2023, at 10:00 a.m., at 39618 Persimmon Avenue, Lot #36, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1969 SKYL MOBILE HOME, VIN:

SF3344C, TITLE NO.: 0003556170 and all other personal property located therein PREPARED BY:

J. Matthew Bobo

FIRST INSERTION As of Sept. 1, 2023. Jeffrey Davis, MD, is retiring and will no longer be practicing medicine at WellMed.

Patients may continue care at WellMed at Holiday.

For questions or copies of medical records call: 1-727-938-2474

> WellMed at Holiday 4642 Darlington Road Holiday, FL 34690 Phone: 1-727-938-2474 Fax: 1-727-934-1579

August 4, 11, 18, 25, 2023 23-01280P

ASTURIA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024

The Board of Supervisors of the Asturia Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, at 6:00 p.m. on the following dates:

> October 25, 2023 January 30, 2024 February 27, 2024 March 26, 2024 April 23, 2024 May 21, 2024 June 25, 2024 July 30, 2024 August 27, 2024 September 24, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta Property Ser vices, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act. any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

23-01302P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Super-visors meeting on **Tuesday, August 15, 2023, at 6:00 PM** at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connect-ing and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 136.20 acres to serve the Residential project known as Depue East Phases IA & 1B. The project is located in Pasco County, Section(s) 01, Township 26 South, Range 20 E. The permit applicant is Pulte Home Company, 2662 Falkenburg Road, Riverview, FL 33578. The Permit No. is 43045951.002.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing. August 4, 2023 23-01321P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1120 IN RE: ESTATE OF CRESCENSA WHITNEY,

Deceased. The administration of the estate of CRESCENSA WHITNEY, deceased, whose date of death was May 27, 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: August 4, 2023. Signed on this 18th day of July, 2023.

CHERYL BLAKUT

Personal Representative

FIRST INSERTION IN THE CIRCUIT COURT OF THE SIXTH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA IN RE: ESTATE OF LINDA LEE HAUSMAN Decedent, PROBATE DIVISION /s/Leslie V. Marenco Esq. LESLIE V. MARENCO, ESQ. Attorney for Petitioner Florida Bar No. 78303 CASE NO.: 2023-CP001049-CPA-XWS NOTICE TO CREDITORS The administration of the Estate of LINDA LEE HAUSMAN, deceased, whose date of death was May 23, 2023, and whose social security number is XXX-XX-6784 is pending in the Circuit Court for Pasco County, Florida, the address of which is: 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. 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 or whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other person shaving claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 August 4, 2023. Gregory Neil Haygood, Personal Representative S Brook Lane, Bethesda, MD 109 20814, TRUST COUNSEL, PLLC 201 Alhambra Circle, Suite 802 Coral Gables, FL 33134 Telephone: 305-707-7126 Primary e-mail Address: marenco@trustcounsel.com Secondary e-mail Address: eservice@trustcounsel. com August 4, 11, 2023 23-01324P

28th day of July, 2023. Florida Medical Clinic, LLC August 4, 2023 FIRST INSERTION BOARD OF SUPERVISORS MEETING DATES

Florida.

November 28, 2023 December 19, 2023

J06: Angel Sanchez SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com On August 19th, 2023 AT OR AFTER: 11:00 AM EST. 23-01316P August 4, 11, 2023

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 08/19/2023 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

1D7HA18D43S309367 2003 DODG 2GCEK13T641311454 2004 CHEV August 4, 2023 23-01281P Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 23-01312P August 4, 11, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 8/18/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 FAN travel trailer bearing vehicle identification number 1TE3B6400E1002106 and all personal items located inside the mobile home. Last Tenant: Cecil Douglas Ellis Jr., Estate of Cecil Douglas Ellis Jr., and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Cecil Douglas Ellis Jr.. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541, 813-783-3477. August 4, 11, 2023 23-01328P

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager Governmental Management Services - Tampa, LLC August 4, 2023

6 Rose Court Flanders, NJ 07836 Wavne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com 23-01311P August 4, 11, 2023



23-01303P



BUSINESS OBSERVER

PASCO COUNTY

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Lakeshore Ranch Community Development District

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting on August 29, 2023, at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638

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.lakeshoreranch.net, or may be obtained by contacting the District Manager's office via email at Patricia@Breezehome.com or via phone at (813) 565-4663.

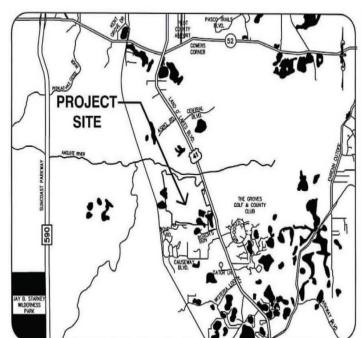
The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	\$2,156.56	236	508,947.11
65	1.00	\$2,537.12	253	641,892.42
70	1.05	\$2,663.98	50	133,199.02
75	1.15	\$2,917.69	132	385,135.45
300	1.15	\$2,917.69	1	2,917.69
Total			672	1,672,091.70

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.



District Manager 4854-5817-4062, v. 1 August 4, 2023

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

CASE NO .: 2023CA002998CAAX-ES

THEREOF ON FILE IN THE OF-MORTGAGE SER

visions 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.

In accordance with the pro-

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

Patricia Thibault

23-01315P

FIRST INSERTION

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

provision of certain assistance. Please ontact: LOT 6, BLOCK 4, THE LAKES AT Public Information Dept., Pasco NORTHWOOD PHASE 3B AND County Government Center, 7530 Little 4B. ACCORDING TO THE PLAT

Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New

to participate in this proceeding, you

are entitled, at no cost to you, to the

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP000892CPAXWS **Division Probate**

IN RE: ESTATE OF NORMA A. WINDEBANK Deceased.

The administration of the estate of Norma A. Windebank, deceased, whose date of death was September 21, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

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

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

The date of first publication of this notice is August 4, 2023. Personal Representative: Louise Loveland

PO Box 11757

Blacksburg, Virginia 24062 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, Florida 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: webmaster@beilandhay.com Secondary E-Mail: elbeil@beilandhay.con 23-01279P August 4, 11, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000996 IN RE: ESTATE OF JOHN RICHARD RHODES A/K/A JOHN R. RHODES,

The administration of the estate of John Richard Rhodes a/k/a John R. Rhodes, deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and ad-dresses 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 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 2021-CP-002077 IN RE: ESTATE OF MARIA E. MARTINEZ, Deceased.

The administration of the estate of MA-RIA E. MARTINEZ, deceased, whose date of death was September 26, 2021, 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 attorney are set forth below. All creditors of the decedent and oth-

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

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

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

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

notice is August 4, 2023.

Personal Representative: /s/ Jacquelina Martinez Jacquelina Martinez

3443 Chessington Dr. Land O'Lakes, Florida 34638 Attorney for Personal Representative: Matthew J. Jowanna, P.A. /s/ Christine Behrman De Colindres Christine Behrman De Colindres, Esq. Florida Bar License #102465 2521 Windguard Circle, Suite 101 & 102 Wesley Chapel, Florida 33544 Telephone Number: 813-929-7300 Fax: 813-929-7325 E-Mail: service@jowanna.com August 4, 11, 2023 23-01284P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 2023CP000979CPAXWS IN RE: THE ESTATE OF HARRY L. MONROE, Deceased.

The administration of the Estate of HARRY L. MONROE, deceased, whose date of death was September 20, 2021, is pending in the Circuit Court in and for Pasco County, Florida, Probate Division, at File No. 2023CP000979CPAX-WS, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Per-sonal Representative and the attorneys for the Personal Representative are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000920 IN RE: ESTATE OF TERESA M. BASS, Deceased.

The administration of the estate of TERESA M. BASS, deceased, whose date of death was March 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

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

NOTWITHSTANDING THE TIME 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: August 4, 2023. DALE BASS

Personal Representative

13554 Crest Lake Drive Hudson, FL 34669 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: jrivera@hnh-law.com August 4, 11, 2023 23-01285P

FIRST INSERTION

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

File No. 512023CP001149CPAXWS Division I/J

IN RE: ESTATE OF JOSEPH CONSTANTINO AKA

JOSEPH G.CONSTANTINO 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 JOSEPH CONSTANTINO aka JOSEPH G. CONSTANTINO, deceased, File Number 512023CP001149CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338; that the decedent's date of death was June 13, 2023; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name

RICHARD S. CONSTANTINO 17 Hilary Drive Bayville, NY 11709

Deceased.

VICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL D. MCTHENIA AKA CAROL DAVIS MCTHENIA, DECEASED, et al, Defendant(s).

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL D. MCTHENIA AKA CAROL DAVIS MCTHENIA, DECEASED Last Known Address: Unknown Current Address: Unknown CHRISTOPHER MCTHENIA Last Known Address: 1148 BAYCREST DR WESLEY CHAPEL, FL 33544 Current Address: Unknown

CIRCUIT COURT, IN AND FOR PASCO COUNTY, FLORIDA, RECORDED IN PLAT BOOK 36, PAGE 109; SAID LANDS SITU-ATE, LYING AND BEING IN PASCO COUNTY, FLORIDA. A/K/A 1148 BAYCREST DR WES-LEY CHAPEL FL 33544 has been filed against you and you

are required to file written defenses with the clerk of court and to serve a copy within 30 days 9-5-23 after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a

week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

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

Port Ric 352.521.42 (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

WITNESS my hand and the seal of this court on this day of JUL 31, 2023. Clerk of the Circuit Court (SEAL) By:/s/ Patty Hoogewind Deputy Clerk

Albertelli Law	
P.O. Box 23028	
Tampa, FL 33623	
ma-23-001472	
August 4, 11, 2023	23-01306P

SAV V21 V20906 Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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 August 4, 2023. Personal Representative:

/s/ John S. Rhodes John S. Rhodes 115 Bounty Street

Daniel Island, South Carolina 29482 Attorney for Personal Representative: /s/ Linda S. Faingold Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com August 4, 11, 2023 23-01295P

OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is the 4th day of August, 2023. /s/ Lalanne K. Leathers LALANNE LEATHERS. as Personal Representative 4840 Norfolk Circle

Portage, Michigan 49024 HINSHAW & CULBERTSON LLP Attorneys for Personal Representative 2525 Ponce de Leon Blvd., 4th Floor Coral Gables, FL 33134 Telephone: (305) 428-5070 Facsimile: (305) 577-1063 Email: swcutler@hinshawlaw.com By: /s/ Steven W. Cutler, Esquire Steven W. Cutler, P.A. Florida Bar No. 0353418 1061982/313540966.v1 23-01294P August 4, 11, 2023

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 August 4, 2023.

Person Giving Notice **RICHARD S. CONSTANTINO**

17 Hilary Drive Bayville, New York 11709 Attorney for Person Giving Notice JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com August 4, 11, 2023 23-01296P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY PROBATE, GUARDIANSHIP AND TRUST DIVISION UCN: 512023CP001156CPAXES IN RE: ESTATE OF RENE LORENZO-LUACES, DECEASED.

The administration of the estate of Rene Lorenzo-Luaces, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, UCN: 512023CP001156CPAXES, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the personal representative and the personal representative's attorneys 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 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

this Notice to Creditors: August 4, 2023 /s/ Loretta Noelle Lorenzo-Luaces LORETTA NOELLE LORENZO-LUACES 6001 Thomas Circle Land O' Lakes, Florida 34638 Personal Representative /s/ Merritt Gardner Merritt A. Gardner Florida Bar No. 210900 Miles C. Gardner Florida Bar No. 1012063 GARDNER LAW FIRM Kennedy Square, Suite 600 4950 W. Kennedy Square Tampa, Florida 33609 Tele: (813) 288-9600 Email: MGardner@MAGardner.com Miles@MAGardner.com Attorneys for Personal Representative August 4, 11, 2023 23-01297P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0743-ES IN RE: ESTATE OF GARY EUBANK

Deceased.

The administration of the estate of GARY EUBANK, deceased, whose date of death was February 9, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001186CPAXWS Division I/J IN RE: ESTATE OF PATRICIA A. RIGNEY AKA PATRICIA ANNE RIGNEY Deceased.

The administration of the estate of PA-TRICIA A. RIGNEY aka PATRICIA ANNE RIGNEY, deceased, whose date of death was June 18, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The 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 August 4, 2023. Personal Representative:

DEBRA SUE GEORGE 5366 School Road New Port Richey, Florida 34652 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com August 4, 11, 2023 23-01310P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001191 IN RE: ESTATE OF EDMUND SUTHERLAND GAMBLE a/k/a NED GAMBLE Decared

Deceased. The administration of the estate of Edmund Sutherland Gamble, deceased, whose date of death was October 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 THE SNOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1102 IN RE: ESTATE OF RAYMOND S. JOZWIK, aka RAYMOND STANLEY JOZWIK Deceased.

The administration of the estate of RAYMOND S. JOZWIK, also known as RAYMOND STANLEY JOZWIK, deceased, whose date of death was April 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 representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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: August 4, 2023. Signed on this 29th day of June,

2023. ALEXANDRA LYNN JOZWIK

ALEXANDRA LYNN JOZWIK Personal Representative 103 Lincoln Avenue New Castle, DE 19720 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 August 4, 11, 2023 23-01323P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000972CPAXWS IN RE: ESTATE OF GLENN PLEICKHARDT, A/K/A GLENN STEVEN PLEICKHARDT Deceased.

The administration of the estate of Glenn Pleickhardt, a/k/a Glenn Steven Pleickhardt, deceased, whose date of death was December 24, 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 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-001035 IN RE: ESTATE OF VERNON KEITH PHELPS, Deceased.

The administration of the Estate of Vernon Keith Phelps, deceased, whose date of death was 12/4/2022, Case Number 23-CP-001035, 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 Per-

sonal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF 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 4 day of August 2023 **Personal Representative:**

Christopher Ryan Phelps, 3720 Beacon Square Dr., Holiday, FL 34691

Holiday, FL 34091 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 (Tax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com

August 4, 11, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0659-WS IN RE: ESTATE OF ANNIE LUCILLE SMITH CHESTER a/k/a ANNIE LUCILLE CHESTER a/k/a LUCILLE S. CHESTER

23-01301P

Deceased.

The administration of the estate of Annie Lucille Smith Chester a/k/a Annie Lucille Chester a/k/a Lucille S. Chester, deceased, whose date of death was July 2, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0863-WS IN RE: ESTATE OF MARY A. DICAIRANO Deceased.

The administration of the estate of MARY A. DiCAIRANO, deceased, whose date of death was August 23, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representatives attorney are set forth below.

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

All other creations 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 August 4, 2023. Personal Representative:

ANTHONY DiCAIRANO 9115 Derby Lane Port Richey, FL 34668

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 August 4, 11, 2023 23-01307P

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

PROBATE DIVISION FILE NO.: 2023CP000138CPAXWS IN RE: ESTATE OF CARLENE ANGELISE FRITH A/K/A CARLENE ANGELISE BAILEY FRITH, Deceased.

The administration of the Estate of Carlene Angelise Frith a/k/a Carlene Angelise Bailey Frith, deceased, whose date of death was January 26, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

sentative'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



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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 August 4, 2023.

Personal Representative: RORY ANNE EUBANK

3531 Grand Forks Dr. Land O' Lakes, Florida 34639 Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com August 4, 11, 2023 23-01320P 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 August 4, 2023.

Personal Representative:

Teresa Diane Gordon-Gamble

5901 Haydens Cove Austin, Texas 78730 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, PA. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 August 4, 11, 2023 23-01319P 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 August 4, 2023.

Personal Representative: Vita Pleickhardt

9836 Tradewinds Dr. Port Richey, Florida 34668 Attorney for Personal Representative: Vonya Z. Lance Attorney for Personal Representative Florida Bar Number: 628581 SHUMAKER LOOP & KENDRICK LLP 101 E. Kennedy Blvd., Suite 2800 Tampa, FL 33602 Telephone: (813) 229-7600 Fax: (813) 229-1660 E-Mail: vlance@shumaker.com Secondary E-Mail: tmcintyre@shumaker.com 23-01314P August 4, 11, 2023

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 August 4, 2023. **Personal Representative:**

WILLIAM DARRELL CHESTER 18434 New London Ave. Land O'Lakes, FL 34638

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 August 4, 11, 2023 23-01317P 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 4, 2023. **Personal Representative:** Lisa McGlothen c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com August 4, 11, 2023 23-01322P

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NOTICE OF PUBLIC SALE OF MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 512023CA000072CAAXES

RDPD V, LLC, a Florida limited liability company, Plaintiff, v.

E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE COURY; **REUBEN BROOKS; J. COLLINS** WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; DAN MCKENZIE; MELBA DIX; E.G. STONE; MARYANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; dissolved Florida corporation; GENEVIEVE CROOKS; JOHN K.

NOTICE OF ACTION

OF FORECLOSURE

PROCEEDINGS-PROPERTY

IN THE COUNTY COURT FOR THE

6TH JUDICIAL CIRCUIT

IN AND FOR

PASCO COUNTY, FLORIDA

CASE: 2023-CC-001739

YOU ARE HEREBY NOTIFIED

that an action has been commenced to

foreclose a Claim of Lien on the follow-

ing real property, lying and being and

situated in Pasco County, Florida, more

cording to the Plat thereof as re-

corded in Plat Book 37, Pages 113

and 114, of the Public Records of

Pasco County, Florida, and any

subsequent amendments to the

A/K/A 3028 Sheppards Crook

This action has been filed against you and you are required to serve a copy

of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for

Plaintiff, whose address is 2535 Land-

mark Drive, Suite 212, Clearwater, FL

33761, within thirty (30) days after the

Court, Holiday, FL 34691

particularly described as follows: Lot 11, IBIS SUBDIVISION, ac-

A NOT-FOR-PROFIT FLORIDA

IBIS HOMEOWNERS

M&H PROJECT 1, LLC;

TO: M&H PROJECT 1, LLC

ASSOCIATION, INC.,

CORPORATION,

PLAINTIFF, VS.

Defendant.

aforesaid.

08-04-2023

08-11-2023

KEYES; JAMES LILLY, TRUSTEE; BEN SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; ROY T. ANDERSON, OR HIS ROY T. ANDERSON, OR HIS SUCCESSORS, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; WALLACE CHRISTENSEN; E.C. WARD; H.C. WARD; J.A. JONES, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants. Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summarv Final Judgment of Partition of Mineral Interests entered on July 26, 2023, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512023CA000072CAAXES, the undersigned Clerk will sell the subsurface oil, gas and mineral rights, including roy-

FIRST INSERTION

alties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, at public sale, to the highest and best bidder for cash on Wednesday, September 6, 2023 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894. NOTICE: ANY PERSON, OTHER

THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROP-ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN IN-TEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiv-ing this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. /s/ Leonard H. Johnson Leonard H. Johnson, Esquire / FNB 319961 Sheada Madani, Esquire / FBN 10567 JOHNSON POPE BOKOR RUPPEL & BURNS LLP 401 East Jackson Street, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com

Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com August 4, 11, 2023 23-01283P

FIRST INSERTION

either before service on Plaintiff's at-

If you are a person with a disability FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transporta-

WITNESS my hand and the seal of NIKKI ALVAREZ-SOWLES. ESQ.

By: /s/Patty Hoogewind

Attorney for Plaintiff, 210 N. University Drive, Suite 900

Coral Springs, FL 33071 Aug. 4, 11, 2023

FIRST INSERTION

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

PROBATE DIVISION FILE NO.:

2023-CP-000019CPAXES IN RE: M.P-S. A Minor Deceased.

The administration of the estate of M.P-S., a minor, deceased, whose date of death was February 2, 2019 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2023-CP-000019; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, in-cluding unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS August 4,

Petitioner

2023.

Tichelle Lasahy Spencer 318 S 62nd Street Philadelphia PA 19143

Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com August 4, 11, 2023 23-01327P

SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

FIRST INSERTION

NOTICE OF SALE PURSUANT TO

CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE

CASE NO.: 2022-CA-000958 EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HYELIM YOO, et al.,

Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 26, 2023, in Case No.: 2022-CA-000958 of the Circuit Court in and for Pasco County, Florida, wherein EP-PERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HYELIM YOO, et al., are the Defendants The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco. realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 7, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 87, Block 28, EPPERSON **RANCH SOUTH PHASES 2F-2** AND 2G-2, according to the plat as recorded in Plat Book 77, Pages 54 through 59, 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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING. 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: July 26, 2023 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 August 4, 11, 2023 23-01276P

FIRST INSERTION

A.M..

unclaimed.

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 51-2022-CA-002517 SELECT PORTFOLIO SERVICING,

INC.

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF WILLIE C. RODGERS A/K/A WILLIE **RODGERS, DECEASED; DEXTER** Q. ROGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; DIANDRE LEE, AS KNOWN HEIR

first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

FIRST INSERTION

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

WITNESS my hand and seal of this Court on the 27 day of July, 2023 NIKKI ALVAREZ SOWLES Circuit and County Courts (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

MANKIN LAW GROUP, Attorneys for Plaintiff 2535 Landmark Drive, Suite 212, Clearwater, FL 33761 August 4, 11, 2023 23-01290P

FILED IN PLAT BOOK 13, PAGE

76, PUBLIC RECORDS OF PAS-

and commonly known as: 14734 11TH

ST, DADE CITY, FL 33523; including

the building, appurtenances, and fix-tures located therein, at public sale, to

the highest and best bidder, for cash,

online at www.pasco.realforeclose.com.

on SEPTEMBER 11, 2023 at 11:00

Any persons claiming an inter-est in the surplus from the sale,

if any, other than the property owner as of the date of the lis

pendens must file a claim before

the clerk reports the surplus as

If you are a person with a disability

CO COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2022-CC-004310 CAV HOMEOWNERS COOPERATIVE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH UNDER OR AGAINST JOHN S. FLEMING, DECEASED, UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 25, 2023 entered in the above styled case, Case No. 2022-CC-004310 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CAV HOME-OWNERS COOPERATEIVE, INC. is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UN-DER OR AGAINST JOHN S. FLEM-ING. DECEASED is the Defendant. that NIKKI ALVAREZ-SOWLES, The Pasco County Clerk & Comptroller, will sell the following property, in PASCO County, Florida, described as: UNIT #R-000181, OF COUN-TRY AIRE VILLAGE, A COOP-ERATIVE, ACCORDING TO EXHIBIT "A", PLOT PLAN OF THE MASTER PROPRIETARY LEASE AS RECORDED IN OF-FICIAL RECORDS BOOK 1463, PAGES 0789-0819, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6446 Wayside Lane Zephyrhills, FL 33542 at public sale, to the highest and best bidder for cash, at www.pasco. realforeclose.com, 11:00 A.M. on Au-

gust 30, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Sale 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; 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 informa-tion regarding disabled transportation services Dated this 26th day of July 2023. By: /s/ Robert Todd ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@ AssociationAssessmentAttorneys.com Attorneys for Plaintiff 23-01278P August 4, 11, 2023

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

CIVIL DIVISION CASE NO.: 2022-CA-002878 JURY TRIAL DEMANDED GREGORY DIAZ, Plaintiff. v.

MELISSA PETTY, MARIE PETTY and STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY Defendants

FIRST INSERTION NOTICE OF ACTION

CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.:

2023CC000916CCAXWS PAWNEE LEASING CORPORATION. Plaintiff, vs.

AVCO MATERIALS AND SERVICES, INC., d/b/a AVCO MARINE CONSTRUCTION, and EDWARD J. AVELLA,

Defendants.

To: Edward J. Avella

14337 Beauly Circle

Hudson, FL 34667

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on

LOT 378, TAMPA BAY GOLF AND TENNIS CLUB - PHASE II

RECORDS OF PASCO COUNTY, FLORIDA.

ten 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 9-5-23, 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

CIVIL DIVISION CASE NO.: 2023-CA-003151 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. WENDIE E. LUBIN, ET AL., DEFENDANTS. TO: Freda B. Bronsky

Last Known Address: 11117 Twosome Dr, San Antonio, FL 33576 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

B, A SUBDIVISION ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 81 THROUGH 86, INCLUSIVE, OF THE PUBLIC

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

tion services.

this Court this JUL 27 2023. As Clerk of the Circuit Court

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

23-01299P

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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,

OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; CARMEN RODGERS SMITH, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; MARY RODGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; ENID RODGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED, UNKNOWN SPOUSE OF DEXTER Q. ROGERS; UNKNOWN SPOUSE OF DIANDRE LEE; UNKNOWN SPOUSE OF CARMEN RODGERS SMITH: UNKNOWN SPOUSE **OF MARY RODGERS: UNKNOWN** SPOUSE OF ENID RODGERS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 26, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

WASHINGTON LOT 28.HEIGHTS SUBDIVISION,

who needs any accommodation in order to participate in this proceeding. you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this July 27, 2023 By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com

246300/2117500/wll

August 4, 11, 2023

TO: MELISSA PETTY Whose Residence are: Unknown Whose last Known Mailing Addresses are: 14019 Bream Dr., Hudson, FL 34669

YOU ARE HEREBY NOTIFIED that an action regarding an auto acci-dent in Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on Plaintiff's attorney, Ralph M. Guito, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602, on or before September 4th, 2023 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED this 28th day of July, 2023. Clerk of Court, Pasco County, Florida (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

Ralph M. Guito, Esquire, McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602 August 4, 11, 18, 25, 2023 23-01291P

Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm. P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by September 4th, 2023 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

08-04-2023

08-11-2023 08-18-2023

08-25-2023

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given

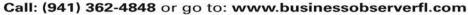
on notice. Telephone 1(800) 955-8771: (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 27th day of July, 2023. NIKKI ALVAREZ-SOWLES, ESQ. Clerk of the Court

(SEAL) BY: /s/Brooklyn Horner Deputy Clerk

Robert A. Solove, Esq., Plaintiff's attorney, Solove Law Firm, P.A., P.O. Box 560608. Miami, Florida 33256 August 4, 11, 18, 25, 2023

JBSCRIBE TO THE BUSINESS OBSERVER



23-01293P



FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY CASE NO. 22-CA-000627 TORSTEN WENDL,

Plaintiff, vs.

BRIAN HOLQUIN, et.al. Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to a Consent to Uniform Final Judgment of Foreclosure, dated April 25, 2023, and entered in case # 2022-CA-000627 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein TORSTEN WENDL is the Plaintiff, and BRIAN HOLQUIN is the Defendant. The Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash at http://www.pasco.realforeclose. com. at 10:00AM on August 23, 2023, the following described property as set forth in the said Final Judgment, to wit:

Lots 10 and 11, Block 196, Town of Zephyrhills, according to the map or plat thereof as recorded in plat book 1, page 54, of the Public Records of Pasco County, Florida. Parcel ID: 11-26-21-0010-

19600-0100 Physical address: 5153 17th

Street, Zephyrhills, FL 33542 IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002087CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. LIONEL NESTOR SARDINAS, JR., MIKI LYNNE SARDINAS, SABLE RIDGE HOMEOWNERS` ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of July, 2023, and entered in Case No. 2022CA002087CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and LIONEL NESTOR SARDINAS, JR., MIKI LYNNE SARDINAS, and SABLE RIDGE HOMEOWNERS' 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 at www.pasco.realforeclose.com at 11:00 AM on the 25th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 17, SABLE RIDGE, PHASE 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-FORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee, or the Mortgagee's Attorney.

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 the Office of the Court Administrator, (963) 534-4690, within two (2) days of your receipt of this Notice of Foreclosure Sale; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 771.

Dated this 27th day of April, 2023. By: Corrie Dutton, FLORIDA BAR NO.: 1032315 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10853 Boyette Road Riverview, FL 33569 August 4, 11, 2023 23-01304P

FIRST INSERTION

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

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

Dated this 31st 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 22FL373-1068 August 4, 11, 2023 23-01300P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE No. 2022CA002056CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. Bank Trust National Association. Plaintiff, vs. CHRISTOPHER J. VOGEL AKA

CHRISTOPHER JOSEPH VOGEL, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in Case No. 2022CA002056CAAXES of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein, U.S. BANK TRUST

FIRST INSERTION

property:

NOTICE OF SALE IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS Case No. 2022 CA 3151 ES 21ST MORTGAGE CORPORATION, REMAINING AFTER THE SALE, Plaintiff, vs. ADAM GILMORE, AS PERSONAL YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE

REPRESENTATIVE, AND HEIR, OF THE ESTATE OF JEFFREY STEWART GILMORE; ADAM GILMORE, AS HEIR OF THE ESTATE OF JEFFREY STEWART GILMORE: UNKNOWN SPOUSE OF ADAM GILMORE; PALM ESTATES CLUBHOUSE, INC.: and UNKNOWN TENANT Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment dated July 18, 2023 entered in Case No.: 2022 CA 3151 ES, of the Circuit Court in and for Pasco County, Florida. wherein ADAM GILMORE, AS PERSONAL REPRESENTATIVE OF THE ES-TATE OF JEFFREY STEWART GILMORE; ADAM GILMORE, AS HEIR OF THE ESTATE OF JEFFREY STEWART GILMORE; UNKNOWN SPOUSE OF ADAM GILMORE; and PALM ESTATES CLUBHOUSE, INC. are the Defendants, that Nikki Alvarez-Sowles, The Clerk of The Court will sell to the highest and best bidder for cash. at the Clerk of the Circuit Court, Pasco County, in an online sale at www. pasco.realforeclose.com, on August 23, 2023 at 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal: LOT 52, PALM ESTATES 2ND AD-DITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 145, OF THE PUB-LIC RECORDS OF PASCO COUN-TY. FLORIDA.

TOGETHER WITH A 2020 SKYLINE 36X14 MODEL

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. 2023CA000058CAAXES US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. MICHELE A, CALMBACHER A/K/A MICHELE A. SCAGLIONE;

on September 11, 2023, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 13, LAKE SHARON ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 5, PAGE 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

FIRST INSERTION

NATIONAL ASSOCIATION, NOT IN

ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST

c/o U.S. Bank Trust National Associa-

tion, Plaintiff, and, CHRISTOPHER J. VOGEL AKA CHRISTOPHER

JOSEPH VOGEL, et al., are Defen-

dants, Clerk of the Circuit Court, Nikki

Alvarez-Sowles, will sell to the high-

est bidder for cash at, WWW.PASCO. REALFORECLOSE.COM, at the hour

of 11:00 A.M., on the 23rd day of Au-

gust, 2023, the following described

LOT 67, WESLEY POINTE

PHASES 2 & 3, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK

38, PAGE(S) 27, 28 AND 29, PUBLIC RECORDS OF PASCO

Any person claiming an interest in the

HOME

COUNTY, FLORIDA.

MANUFACTURED

BEARING SERIAL NO .:

FL239000HA010506A.

DATE THAT THE CLERK REPORTS

THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY

REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-

CLAIMED, ONLY THE OWNER OF

RECORD AS OF THE DATE OF THE

surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT

If you are a person with a dis-ability 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 31st day of July, 2023. GREENSPOON MARDER LLP TRADE CENTRE SOUTH,

SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 21844.0337 / AJBruhn August 4, 11, 2023 23-01309P

FIRST INSERTION

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

Case No. 2023-CA-003356 SELECT PORTFOLIO SERVICING. INC.

Plaintiff, vs.

SANDRA BECK, et al. Defendants. TO: UNKNOWN SPOUSE OF SAN-DRA BECK BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS OF: 3407 CLOVER BLOSSOM CIRCLE LAND O' LAKES, FL 34638 SANDRA BECK BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS OF: 3407 CLOVER BLOSSOM CIR LAND O' LAKES, FL 33618 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS OF: 3407 CLOVER BLOSSOM LAND O LAKES, FL 34638 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: 08-04-2023 08-11-2023 LOT 13, BLOCK 11 OF SUN-COAST MEADOWS - INCRE-MENT TWO, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA. commonly known as 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638 has been filed against you and

written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before September 4th. 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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: July 26, 2023. CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. P.O. Drawer 338 New Port Richey, Florida 34656-0338 (COURT SEAL) By: /s/ Brooklyn Horner Deputy Clerk

David R. Byars Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 246300/2321532/wlp August 4, 11, 2023 23-01286P

FIRST INSERTION

JOHN CARTER, HEIRS OF KEVIN J. CARTER a/k/a KEVIN JOHN CARTER. MARY PELLETIER, and CHICKS AUTO, LLC, Defendants.

You are required to serve a copy of your written defenses, if any, to the action on Matthew G. DeBoard, Plaintiffs' attorney, whose address is 2002 E. Robinson Street, Orlando, FL 32803, on or before 09-04-2023. and file the original with the clerk of this court either before service on 09-04-2023 or immediately after service; otherwise, a default will be entered against you for the relief demanded in

LIS PENDENS MAY CLAIM THE SURPLUS. 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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City,

Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770 By: /s/Leslie White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: bransom@deanmead.com

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 O4292434.v1 23-01292P August 4, 11, 2023

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

you are required to serve a copy of your

NOTICE OF ACTION

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

Case No.: 2023-CA-000110-CAAXWS

KATHERIN GUTIERREZ and

GREGORY JOSE MATA COVA,

ESTATE OF KEVIN J. CARTER

a/k/a KEVIN JOHN CARTER.

HEIRS OF KEVIN J. CARTER

a/k/a KEVIN JOHN CARTER,

MARY PELLETIER, and CHICKS

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2019CA002650CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Ed Boyle a/k/a Edward Thomas Boyle a/k/a Edward T. Boyle, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA002650CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ed Boyle a/k/a Edward Thomas Boyle a/k/a Edward T. Boyle; The Estates of Beacon Woods Golf & Country Club Property Owners Association, Inc.; HELEN

S. SPARKS 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 5th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 171, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 77 THROUGH 82, OF THE PUB-LIC RECORDS OF PASCO

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 Richev; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 26th 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

23-01277P

Justin J. Kelley, Esq.

File # 20-F01932

August 4, 11, 2023

Florida Bar No. 32106

RONALD A. SCAGLIONE: UNKNOWN TENANT NO. 1; **UNKNOWN TENANT NO. 2:** and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, **Defendant(s).** NOTICE IS HEREBY GIVEN

pursuant to an Order or Summary Final Judgment of foreclosure dated July 26, 2023, and entered in Case No. 2023CA000058CAAXES of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and MICHELE A. CALMBACHER A/K/A MICHELE A. SCAGLIONE; RONALD A. SCAGLIONE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www. pasco.realforeclose.com, 11:00 a.m.,

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 August 1, 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 Service E-mail: answers@dallegal.com 1496-184362 / TM1 August 4, 11, 2023 23-01326P

AUTO, LLC, Defendants.

Plaintiffs, vs.

TO: ESTATE OF KEVIN J. CARTER a/k/a KEVIN JOHN CARTER 9404 Teak Street New Port Richey, FL 34654 HEIRS OF KEVIN J. CARTER a/k/a KEVIN JOHN CARTER 9404 Teak Street New Port Richey, FL 34654 and to all parties claiming interest by, through, under, or against Defendants, and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title. The action involves real property in Pasco County, Florida, more fully described as follows:

9404 Teak Street, New Port Richey, FL 34654

LOT 9, BLOCK 53, GRIFFIN PARK SUBDIVISION OF THE CITY OF FIVAY, according to map or plat thereof as recorded in Plat Book 2, Pages 78 and 78A, Public Records of Pasco County Florida, TOGETHER WITH 1962 CONTE MOBILE HOMES ID # 482363 TITLE # 9235473 PID: 12-25-16-0090-05300-0090

The action was instituted in the Sixth Judicial Circuit, Pasco County, Florida, and is styled KATHERIN GUTIERREZ and GREGORY JOSE MATA COVA, Plaintiffs, vs. ESTATE OF KEVIN J. CARTER a/k/a KEVIN the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiffs' interest which will be binding upon you.

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

DATED this 26th day of JULY 2023.

Nikki Alvarez-Sowles As Clerk of Court By /s/Brooklyn Horner As Deputy Clerk

Matthew G. DeBoard, Plaintiffs' attorney, 2002 E. Robinson Street. Orlando, FL 32803 August 4, 11, 18, 25, 2023

23-01275P

FIRST INSERTION

THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROPERTY ADDRESS: 6967 TALAMORE DR., WESLEY CHAPEL, FL 33545 2023CA003307CAAXES MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 9-5-23, 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 on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08. IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO

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 AP-PEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL 711. WITNESS my hand and the seal of

this Court this day of JUL 27 2023. NIKKI ALVAREZ-SOWLES, ESQ. (SEAL)By /s/ Patty Hoogewind

COST TO YOU, TO THE PROVI-

SION OF CERTAIN ASSISTANCE.

PLEASE CONTACT PUBLIC INFOR-MATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530

As Deputy Clerk Ghidotti | Berger LLP,

Attorney for Plaintiff 1031 North Miami Beach Boulevard,

North Miami Beach, FL 33162 23-01288P August 4, 11, 2023

FIRST INSERTION

has been filed against you and you are required to serve a copy of your written defenses, if any, on FREN-KEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or before September 4th, 2023, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 31st day of July, 2023. CLERK OF THE CIRCUIT COURT

BY: /s/ Brooklyn Horner DEPUTY CLERK Clerk of Court of Pasco County,

Civil Division, 38053 Live Oak Avenue, Room 205, Dade City, FL 33523

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. 1603 | FAX: (954) 200-7770 EMAIL tdrosky@flwlaw.com DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-096677-F00 August 4, 11, 2023 23-01308P SUBSEQUENT INSERTIONS

SECOND INSERTION

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

SECOND INSERTION

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.

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

BARRED.

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.

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

DEATH IS BARRED.

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

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is July 28, 2023.

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2023CA003585CAAXWS CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff. vs. GEORGE MUSMACKER A/K/A GEORGE J. MUSMACKER; CATHRYN L MUSMACKER; UNKNOWN TENANT #1, UNKNOWN TENANT #2, **Defendant**(s) TO: CATHRYN L. MUSMACK-

NOTICE OF ACTION

CASE NO .:

MORTGAGE SOLUTIONS

To the following Defendant(s): ABEL ELIJAH JONES

ABEL ELIJAH JONES; YVETTE

(Last Known Address: 6967 Talamore

Dr., Wesley Chapel, FL 33545) UNKNOWN SPOUSE OF ABEL ELI-

(Last Known Address: 6967 Talamore Dr., Wesley Chapel, FL 33545)

to foreclose based on boundaries estab-

lished by acquiescence, on the following

described property: LOT 22, OF BLOCK 59 WA-TERGRASS PARCEL H-1, ACCORDING TO THE PLAT

NOTICE OF ACTION -

YOU ARE NOTIFIED that an action

FINANCIAL,

ANN JONES; et al,

Plaintiff, v.

Defendants.

JAH JONES

ER; UNKNOWN TENANT #1; UNKNOWN TENANT #2 LAST KNOWN ADDRESS: 1148 TAMA-RAC DRIVE, TARPON SPRINGS, FL 34690 YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following property: LOT 1282, FOREST HILLS,

UNIT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1148 TAMARAC DRIVE, TARPON SPRINGS, FL 34690

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

51-2023-CA-003231-CAAX-WS

Defendants. TO: UNKNOWN SPOUSE OF

Current Residence Unknown UNKNOWN SPOUSE OF NIKOLAOS

Current Residence Unknown YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

UNIT NO. 18, ACCORDING TO

lowing described property: LOT 770, FOREST HILLS-

U.S. BANK NATIONAL

AGLAIA PANTELIODIS

PHAYCHITH LYNCH, et al.,

ASSOCIATION, Plaintiff, vs

PANTELIODIS

required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before September 4th, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please pub-lish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

FIRST INSERTION

has been filed against you and you are

the complaint. 08-04-2023 08-11-2023

If you are a person with a disability needs an accommodation who in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 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. WITNESS my hand and the seal of

this Court this 27 day of July, 2023. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court

By /s/ Brooklyn Horner As Deputy Clerk De Cubas & Lewis, P.A.

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 Richey, FL 34654. The names and addresses of the

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-CP-001180

IN RE: ESTATE OF CHARLOTTE RUTH FRANCIS

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

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 Divi-

sion, 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 51-2023-CP-1000-WS

IN RE: ESTATE OF

ABOVE ESTATE:

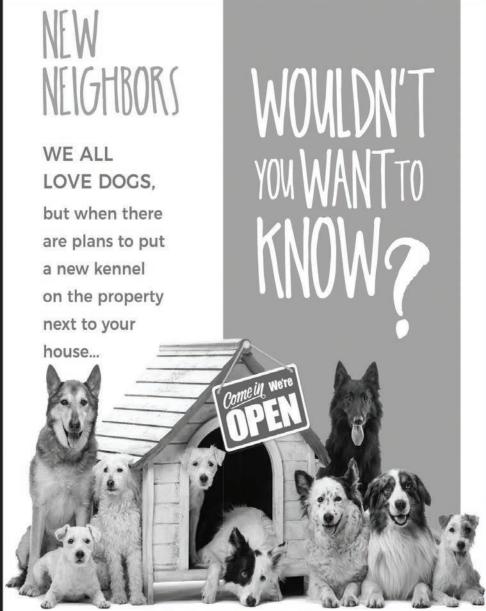
forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

All other creditors of the decedent and other persons having claims or de-IN 3 MONTHS AFTER THE DATE OF ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

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



peytonlaw2@gmail.com July 28; Aug. 4, 2023 23-01272P



personal representative and the per-sonal representative's attorney are set

THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 9, PAGE 142, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Public Information Dept., Pasco Government Center, 7530 County Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice)

Attorney for Plaintif PO BOX 5026. CORAL SPRINGS, FL 33310 23-00909 August 4, 11, 2023 23-01287P

VEBSITES

*manatee*clerk.com hillsclerk.com sarasotaclerk.com pascoclerk.com charlotteclerk.com pinellasclerk.org *lee*clerk.org polkcountyclerk.net myorangeclerk.com collierclerk.com

Read public notices to find out what's going on in your community.

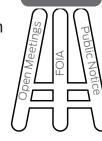
FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE



Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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

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

prevent government officials from hiding information

they would prefer the public not to see





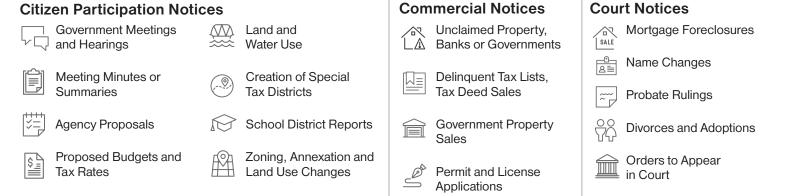
Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states

Court Notices



Stay Informed, It's Your Right to Know.

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

Plaintiff, vs.

Defendant(s).

ADMINISTRATOR OF

WESTERN RUN CAPITAL

MANAGEMENT TRUST,

ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES,

PARTIES CLAIMING AN

UNDER, OR AGAINST

INTEREST BY, THROUGH,

OF DONNA WOODS, JODY

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES, AND ALL OTHER

PRISCILLA NUCIFORA, DONNA WOODS, UNKNOWN SPOUSE

ACQUISTO, UNKNOWN SPOUSE OF JODY ACQUISTO,

NOTICE IS GIVEN that, in accor-

dance 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-

Lot 1871, EMBASSY HILLS

UNIT EIGHTEEN, according

PASCO COUNTY

SECOND INSERTION

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

SECOND INSERTION 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



ida described as:

subsequent amendments to the aforesaid.

Wesley Chapel, FL 33544

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.

SECOND INSERTION

to the map or plat thereof as recorded in Plat Book 16, Pages 144-146, Public Records of Pasco County, Florida. Property Address: 7530 Culberson 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 Admin-istration 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 711.

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

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 23-01254P July 28; Aug. 4, 2023

IF YOU ARE A SUBORDINATE

LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING

AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN 60 DAYS AFTER

THE SALE. IF YOU FAIL TO FILE A

CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS.

ity who needs any accommodation in

order to participate in this proceed-ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Public In-

formation Dept., Pasco County Gov-

ernment 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 ac-

commodate for this service. Persons

with disabilities needing transporta-

tion to court should contact their lo-

cal public transportation providers for

information regarding transportation

MANKIN LAW GROUP

Attorney for Plaintiff

Clearwater, FL 33761

(727) 725-0559

FBN: 23217

By /S/Brandon Mullis BRANDON K. MULLIS, ESQ.

Service@MankinLawGroup.com

2535 Landmark Drive, Suite 212

services

E-Mail:

If you are a person with a disabil-

SECOND INSERTION

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

A/K/A 26615 Castleview Way, at public sale, to the highest and best

July 28; Aug. 4, 2023 23-01268P SECOND INSERTION surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

> 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

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 SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff. vs.

SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS' ASSOCIATION, INC. UNKNOWN **TENANT NO. 1: UNKNOWN** TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING **INTERESTS BY, THROUGH,** UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to 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-

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

CIVIL DIVISION: CASE NO.: 51-2023-CA-000357-CAAX-WS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF

CSMC 2017-RPL2 TRUST,

Plaintiff, UNKNOWN HEIRS. **BENEFICIARIES, DEVISEES,** ASSIGNEES, 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):** UNKNOWN SPOUSE OF WILLIAM S. WRUBEL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale dated the 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

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

SECOND 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 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, at 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

SECOND INSERTION

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

SECOND INSERTION

THE COUNTY OF PASCO STATE OF FLORIDA, DE-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 OAKS BLVD. AND THE POINT 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

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 23-01264P

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

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

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,

dance with Florida Statutes, Section

938 11-906-(1

OBSERVER

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and select the appropriate County name from the menu option

OR E-MAIL: egal@businessobserverfl.com

<u>Business</u> Joserve

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

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 Cir-

cuit 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 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, 2023 23-01266P

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SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 23-CP-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 below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF 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@elizabethdevolder.com casemanager@elizabethdevolder.com July 28; Aug. 4, 2023____23-01261P

SECOND 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. 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 FIRST PUBLICATION OF 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

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 ES-TATES, 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

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. 2022CA001730CAAXWS Land Home Financial Services, Inc.,

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-

	SECOND IN	SERTION
NOTICE OF FORECLOSU	JRE SALE	LATER TH
IN THE CIRCUIT COURT		THE CLER
SIXTH JUDICIAL CI	CUIT,	AS UNCLA
IN AND FOR		FILE A CL
PASCO COUNTY, FLO	ORIDA	ENTITLED
CIVIL DIVISION	J	FUNDS. Al
CASE NO.:		REPORTEI

SECOND INSERTION

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 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 23-01257P

DINSERIION

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 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 hear-ing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services

Dated this 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

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 July 28; Aug. 4, 2023 23-01228P NOTICE OF ACTION FOR Dissolution of Marriage 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, Petitioner

and DEBORAH JOY NOTTO.

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

YOU ARE NOTIFIED that an action for *Dissolution of Marriage* has been filed against you and that you are re-

quired to serve a copy of your written defenses, if any, to it on Simone

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, Plaintiff, vs. 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 Final Judgment of foreclosure dated July 14, 2023, and entered in Case No. 2023CA000264CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDI-

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,

Plaintiff, 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-UAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V is the Plaintiff, and THE UNKNOWN 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 for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at

SECOND INSERTION

the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-

SECOND INSERTION

VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 is Plaintiff and LEROY OVERMYER A/K/A LE-ROY E. OVERMYER; TRACY L. OVERMYER; LEE D. OVERMYER; UNKNOWN TENANT NO. 1: UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER 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

SECOND INSERTION

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

SECOND INSERTION

ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

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

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 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) 564-9052 Service E-mail: answers@dallegal.com 1460-183688 / TM1 July 28; Aug. 4, 2023 23-01259P

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 23-01244P

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: 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 33625 Telephone: (813) 922-5290 E-Mail: Ashley@BHZLaw.com Secondary E-Mail: Frazier@BHZLaw.com July 28; Aug. 4, 2023 23-01238P

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

CIVIL DIVISION 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, vou are entitled, at no cost to vou 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@kahaneandassociates.com File No.: 21-00540 SPS V6.20190626 July 28; Aug. 4, 2023 23-01243P

AUGUST 4 - AUGUST 10, 2023

SECOND INSERTION

SECOND 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

SECOND 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 Name Scott Abbott 1114 Pennsylvania Ave.

Palm Harbor, FL 34683 Gary 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 DEATH IS BARRED.

SECOND 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 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 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-ER BARRED.

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

The date of 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

SECOND 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 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 NOTICE

SECOND 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

SECOND 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 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.

SECOND INSERTION 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. 0305146 SPN: 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

SECOND 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 Name Addres 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 IN' E CIRCUIT

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: RICHARD S. 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-

NOTICE OF FORECLOSURE SALE

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 ALVAREZ-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

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

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 ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

The court does not provide trans

portation and cannot accommodate such requests. Persons with disabilities

needing transportation to court should

contact their local public transporta-

tion providers for information regard-

1515 South Federal Highway, Suite 100

23-01271P

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff

ing transportation services.

Telephone #: 561-338-4101

Email: eservice@tmppllc.com By: /s/ Stephen Weinstein

Boca Raton, FL 33432

Fax #: 561-338-4077

Stephen Weinstein, Esq.

paired, call 711.

SECOND INSERTION

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 de-

scribed 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.

FBN: 740896 Our Case #: 17-000647-FIH FST\ 2010CA002183CAAXES\SELENE July 28; Aug. 4, 2023

If you are a person with a disability

SECOND INSERTION

NOTICE OF ACTION DURT OF this court either before service on Plainattornev or immediately ter: otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on JUL 19 2023.

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

Person Giving Notice: /s/ Scott Abbott Scott Abbott 1114 Pennsylvania Ave.

Palm Harbor, Florida 34683 Attorney for Persons Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com 23-01239P July 28; Aug. 4, 2023

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

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

notice is July 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



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: 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 Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@FLProbateTrustLaw.com Secondary E-Mail: stacey@FLProbateTrustLaw.com July 28; Aug. 4, 2023 23-01232P 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. Hvde Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: RHines@hnh-law.com Secondary Email:: RHatt@hnh-law.com July 28; Aug. 4, 2023 23-01245P

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023 CA 003375 MIDFIRST BANK,

Plaintiff, VS. 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, ACCORD-ING 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

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 23-01237P