

PUBLISH YOUR LEGAL NOTICE

FIRST INSERTION

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

CASE NO. 2023CA003562CAAXWS
MIDFIRST BANK
Plaintiff, v.
DEBORAH L. MCCALLEN A/K/A DEBORAH MCCALLEN, ET AL.
Defendants.

TO: DEBORAH L. MCCALLEN A/K/A DEBORAH MCCALLEN
 Current residence unknown, but whose last know address was: 7200 BALTUSROL DR, NEW PORT RICHEY, FL 34654-5901

TO: THE UNKNOWN SUCCESSOR TRUSTEE OF THE BETTY L. MCCALLEN TRUST AGREEMENT DATED 3/26/1998 A/K/A THE BETTY L. MCCALLEN REVOCABLE LIVING TRUST, DATED MARCH 26, 1998
 Current residence unknown, but whose last known address was: 7200 BALTUSROL DR, NEW PORT RICHEY, FL 34654-5901

TO: JOSEPH MCCALLEN AS SUCCESSOR TRUSTEE OF THE BETTY L. MCCALLEN TRUST AGREEMENT DATED 3/26/1998 A/K/A THE BETTY L. MCCALLEN REVOCABLE LIVING TRUST, DATED MARCH 26, 1998
 Current residence unknown, but whose last known address was: 7200 BALTUSROL DR, NEW PORT RICHEY, FL 34654-5901

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

LOT 23, HUNT RIDGE UNIT 11 TALL PINES AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 77 AND 78, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/2/23 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 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: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 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.

WITNESS my hand and seal of the Court on this day of AUG 24, 2023.

Nikki Alvarez-Sowles, Esq. - AES
 Clerk of the Circuit Court (SEAL) By: /s/ Patty Hoogewind
 Deputy Clerk

EXL LEGAL, PLLC,
 Plaintiff's attorney
 12425 28th Street North, Suite 200, St. Petersburg, FL 33716
 1000009038
 September 1, 8, 2023 23-01492P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 51-2022-CA-001020
NEWREZ, LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
KENNETH FLICK AND JUDITH FLICK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 9, 2023, and entered in 51-2022-CA-001020 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ, LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and KENNETH FLICK; JUDITH FLICK; CONCORD STATION COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 25, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK A, CONCORD STATION PHASE 1-UNITS "A" AND "B", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 3415 CHESSINGTON DR, LAND O LAKES, FL 346385

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 28 day of August, 2023.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 20-066560 - RyC
 September 1, 8, 2023 23-01498P

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.:
2023CA003108CAAXWS
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF DENNIS MCCARTY, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS MCCARTY
 Current Residence Unknown
 MATTHEW POWERS
 Current Residence Unknown

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

LOT 11, SPRING LAKE UNIT 40 TALL PINES AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 94 THROUGH 96, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before October 2nd, 2023, a date at least thir-

ty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 25 day of August, 2023.

NIKKI ALVAREZ-SOWLES, ESQ
 As Clerk of the Court
 By /s/ Brooklyn Horner
 As Deputy Clerk
 De Cubas & Lewis, P.A.
 Attorney for Plaintiff
 PO BOX 5026,
 CORAL SPRINGS, FL 33310
 23-00015
 September 1, 8, 2023 23-01491P

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2022CA001315CAAXWS
Division J3
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, GRANTEE OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED;
WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD, AS KNOWN HEIR OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED, FIFTH THIRD BANK, NATIONAL ASSOCIATION;
UNKNOWN SPOUSE OF WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 22, 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:
LOT 909, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 and commonly known as: 7330 PARROT DR, PORT RICHEY, FL 34668, including the building, appurtenances,

and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 9, 2023 at 11:00 A.M.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this August 29, 2023

By: /s/ Jennifer M. Scott
 Jennifer M. Scott
 Attorney for Plaintiff
 Invoice to:
 Jennifer M. Scott
 (813) 229-0900 x
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 September 1, 8, 2023 23-01504P

FIRST INSERTION

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

CASE NO.: 2023-CA-003066
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
GUY NAPOLITANO, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 17, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot Four Hundred Forty Eight (448) of ALOHA GARDENS, UNIT SIX, as Per Plat Thereof Recorded in Plat Book 10, Pages 69 and 70 of the Public Records of Pasco County, Florida.
 Property Address: 3352 Truman Drive, Holiday, FL 34691
 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 25th day of August, 2023.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 September 1, 8, 2023 23-01493P

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

Must the chosen newspaper website be connected to a qualified newspaper in the county to which the legal notice pertains?

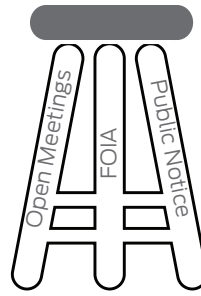
Yes, the new law (Florida House Bill 35) requires this.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

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

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

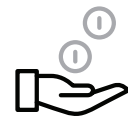


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

SUBSEQUENT INSERTIONS

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000074TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1902543 Year of Issuance: 06/01/2020

Description of Property: 36-26-21-0020-00000-2430 TOWN OF CRYSTAL SPRINGS PB 2 PGS 4-5 LOTS 243.244,&245 OR 8850 PG 3554 Name(s) in which assessed: MARIA DE LOS ANGELES RODRIGUEZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 14, 2023 at 10:00 am. July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk August 11, 18, 25; Sept. 1, 2023 23-01334P

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023-CA-3771 JAMES LI, Plaintiffs, v. WILLIAM CODY LENTZ; and WILLIAM MORTGAGE CORP., Defendants. To WILLIAM CODY LENTZ: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: FORESTDALE UNIT 1 PB 8 PG 132 LOTS 17 & 18 More commonly known as: 13332 FORESTDALE DRIVE, HUDSON, FL 34667 has been filed by Plaintiff, JAMES LI, and you are required to serve a copy of

your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before September 11th, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded. 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 (describe notice/order) 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 services. Witness my hand and the seal of this court on this 3rd day of August, 2023. Clerk of the Circuit Court Clerk of the Circuit Court (SEAL) By: Brooklyn Horner Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., Suite 1204 Jacksonville, FL 32224 August 11, 18, 25; Sept. 1, 2023 23-01361P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA003267CAAXES NEIGHBORHOOD MORTGAGE SOLUTIONS, LLC, Plaintiff, vs. ESTATE OF EDWARD V. SEARLES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED; EDWARD GENE SEARLES; LAURA LYNN BULMER; SHELLY MARIE SABUDA F/K/A SHELLY MARIE BULMER; LISA ANNETTE BULMER; ELIZABETH LUCILLE SWANK; KENNETH MARVIN FERN; WILLIAM FRANK FERN, JR.; SUNCOAST CREDIT UNION; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s). TO: LISA ANNETTE BULMER (Current Residence Unknown) (Last Known Address(es)) 1037 LEVONA STREET YPSILANTI, MI 48198 1365 BORGSTROM AVE YPSILANTI, MI 48198 ESTATE OF EDWARD V. SEARLES, DECEASED (Last Known Address) 4526 RYALS ROAD ZEPHYRHILLS, FL 33541 THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED (Last Known Address) 4526 RYALS ROAD ZEPHYRHILLS, FL 33541

ZEPHYRHILLS, FL 33541 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 4526 RYALS ROAD ZEPHYRHILLS, FL 33541 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 1/2 OF TRACT 59, ZEPHYRHILLS COLONY COMPANY LANDS, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1995 PALM MOBILE HOME ID NUMBERS PH097748AFL AND PH-097748BFL A/K/A: 4526 RYALS ROAD, ZEPHYRHILLS, FL 33541. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before Sep-

tember 25, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court this 16th day of August, 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and Comptroller (SEAL) By /s/ Brooklyn Horner As Deputy Clerk Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442 Attorney for Plaintiff 23-50567 Aug. 25; Sept. 1, 2023 23-01436P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001216-CPAXWS IN RE: ESTATE OF JEFFREY LEE HOUSER Deceased.

The administration of the estate of Jeffrey Lee Houser, deceased, whose date of death was June 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of Court, 7530 Little Road, New Port Richey, FL 34654, Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023. Personal Representative: /s/ Jeromy Houser Jeromy Houser 2608 Maylin Drive Trinity, Florida 34655 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 E-Mail: spiro@verras-law.com Secondary E-Mail: contact@verras-law.com Aug. 25; Sept. 1, 2023 23-01438P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2023CP001132CPAXWS Division: Probate West Side IN RE: ESTATE OF DENIA DIEGUEZ Deceased.

The administration of the estate of DENIA DIEGUEZ, deceased, whose date of death was April 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023. Personal Representative: /s/ John Dieguez John Dieguez 4307 Avenue Cannes Lutz, Florida 33558 Attorney for Personal Representative: /s/ Michelangelo Mortellaro Michelangelo Mortellaro, Attorney Florida Bar Number: 0032683 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 E-Mail: mmortellaro@mortellarolaw.com Secondary E-Mail: cynthia@mortellarolaw.com Aug. 25; Sept. 1, 2023 23-01450P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001278CPAXWS Division I/J IN RE: ESTATE OF PAULETTE ZBIKOWSKI AKA PAULETTE J. ZBIKOWSKI Deceased.

The administration of the estate of PAULETTE ZBIKOWSKI aka PAULETTE J. ZBIKOWSKI, deceased, whose date of death was June 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023. Personal Representative: GARY SIMONE 10 Winding River Court Lakewood, New Jersey 08701 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@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com Aug. 25; Sept. 1, 2023 23-01442P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CC-002350 DYW MORTGAGE CAPITAL, INC., Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KEVIN L. BROOKS, DECEASED, ET AL., Defendants. TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF KEVIN L. BROOKS, DECEASED Whose last known residence(s) is: 34321 Countryside Drive, Zephyrhills, FL 33543 2175 Pirma Avenue, Allentown, PA 18104 TIMBER LAKE ESTATES HOMEOWNERS CLUB, INC. Whose last known residence(s) is: 3125 Hidden Lake Drive, Zephyrhills, FL 33543 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to file your answer or written defenses, if any,

in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by September 11th, 2023, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: PARCEL 20, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AS RECORDED IN OFFICIAL RECORD BOOK 1372, PAGES 598 TO 602 AND THEREBY SUPPLEMENTED BY OFFICIAL RECORD BOOK 1468, PAGE 133 AND THEREBY AMENDED IN OFFICIAL RECORD BOOK 1528, PAGE 481, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 33 THROUGH 36, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS AND/OR SUPPLEMENTS THERETO. Together with 1986 BERK Mobile Home ID #FLBS2AG143208177 and FLBS2BG143208177 APN #: 19-26-21-0040-00000-

0200 A/K/A: 34321 COUNTRYSIDE DR., ZEPHYRHILLS, FL 33543 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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. Within two (2) working days of your receipt of this document 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 transportation services. DATED at Pasco County this 3rd day of August, 2023. Clerk of the Circuit Court By /s/ Brooklyn Horner Deputy Clerk Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email service@dwaldmanlaw.com, Aug. 25; Sept. 1, 2023 23-01454P

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