

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mich Mortgage located at 11403 Biddford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 21st day of December, 2023.
 David Temko
 December 29, 2023 23-02117P

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Anchor Home Loans located at 11403 Biddford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 21st day of December, 2023.
 David Temko
 December 29, 2023 23-02115P

FIRST INSERTION
 NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 01/15/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 2CNDL13F556134737 2005 CHEV
 December 29, 2023 23-02127P

FIRST INSERTION
 Affordable Secure Storage - Hudson Public Notice Notice of Sale
 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.
 A08 Paul Ney
 A17: Paul Ney
 A18: Jon Martinac
 C15: Paul Ney
 H15: Shawn Leblanc
 J03: Missy Giles
 N10: Angel Brudnicki
 S12: Angel Brudnicki
 SALE NOTICE
 Your GOODS WILL BE SOLD AT AN ONLINE PUBLIC SALE www.storageandtreasures.com ON January 13th, 2024 AT OR AFTER: 11:00 AM.EST.
 Dec. 29, 2023; Jan. 5, 2024
 23-02131P

FIRST INSERTION
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Awe Inspired Embroidery located at 39308 Miramar Dr, in the County of Pasco, in the City of Zephyrhills, Florida 33540 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Zephyrhills, Florida, this 26th day of December, 2023.
 Maryann Malamas
 December 29, 2023 23-02132P

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of C2 Commercial located at 11403 Biddford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 21st day of December, 2023.
 David Temko
 December 29, 2023 23-02118P

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Peachy Lending located at 11403 Biddford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 21st day of December, 2023.
 David Temko
 December 29, 2023 23-02116P

FIRST INSERTION
 NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 01/08/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 IGNDS13S852336190 2005 CHEV
 December 29, 2023 23-02113P

FIRST INSERTION
HIGHLAND TRAILS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING
 The Board of Supervisors ("Board") for the Highland Trails Community Development District ("District") will hold a Special Board meeting on January 11, 2024, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. At the meeting, the Board may consider any other business that may properly come before it.
 The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or via emailing Heather@breezehome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.
 There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.
 In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.
 Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 Heather Dilley
 District Manager
 December 29, 2023 23-02114P

FIRST INSERTION
 NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANSPORT gives notice that on 01/13/2024 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.
 5NPD74LF0HH139502 2017 HYUN
 5RMBE08147D008736 2007 COVC
 December 29, 2023 23-02112P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-1969
IN RE: ESTATE OF HARRY JAMES PARKER, II, aka HARRY JAMES PARKER, aka H. JAMES PARKER Deceased.
 The administration of the estate of HARRY JAMES PARKER, II, also known as HARRY JAMES PARKER, deceased, whose date of death was July 28, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: December 29, 2023.
 Signed on this 6th day of November, 2023.
ALFRED W. TORRENCE, JR.
Personal Representative
 7032 Briarhill Court
 Tampa, FL 33625
 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
 Dec. 29, 2023; Jan. 5, 2024
 23-02121P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023-CP-2106
IN RE: ESTATE OF GEORGE DICK, Deceased.
 If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, 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 PUBLICATION 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 unmaturing, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SECTION 733.302, 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 AFTER DECEDENT'S DEATH.
 The address of the court where this probate is pending is: 38053 Live Oak Ave. #124, Dade City, FL 33523.
 The date of death of the decedent is: November 6, 2023.
 The date of first publication of this notice is: December 29, 2023.
Petitioner:
David Dick
 c/o Law Offices of Mark F. Moss, PLLC
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 Attorney for Petitioner
MARK F. MOSS, ESQ.
 Florida Bar Number: 119573
 Law Offices of Mark F. Moss, PLLC
 12276 San Jose Blvd., Suite 520
 Jacksonville, FL 32223
 Telephone: (904) 329-7242
 E-Mail 1: Service@markmossllaw.com
 E-Mail 2: mark@markmossllaw.com
 Dec. 29, 2023; Jan. 5, 2024
 23-02133P

FIRST INSERTION
 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA003267CAAXES
SOLUTIONS, LLC, Plaintiff, vs. ESTATE OF EDWARD V. SEARLES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, 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, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (In Rem) entered December 18, 2023, entered in Civil Case No.: 2023CA003267CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEIGHBORHOOD MORTGAGE SOLUTIONS, LLC, Plaintiff, and ESTATE OF EDWARD V. SEARLES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED; EDWARD GENE SEARLES; LAURA LYNN BULMER;

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2023-CP-1530-WS
IN RE: ESTATE OF TERENCE M. CURLEY a/k/a TERENCE MICHAEL CURLEY Deceased.
 The administration of the estate of TERENCE M. CURLEY a/k/a TERENCE MICHAEL CURLEY, deceased, whose date of death was August 7, 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 December 29, 2023.
Carol Colombo
Personal Representative
 P.O. Box 7173
 Seffner, FL 33583
 ROBERT C. THOMPSON, JR., Esquire
 FBN #390089 SPN #02528094
 rt@thompsonfernald.com
 GARY M. FERNALD, Esquire
 FBN #395870 SPN #00910964
 gf@thompsonfernald.com
 THOMPSON @ FERNALD, P.A.
 611 Druid Road East, Suite 705
 Clearwater, Florida 33756
 Tel: (727) 447-2290
 Fax: (727) 443-1424
 Attorney for Personal Representative
 Dec. 29, 2023; Jan. 5, 2024
 23-02110P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP001701CPAXWS
IN RE: THE ESTATE OF JAY THORPE, Deceased.
 The administration of the estate of JAY THORPE, deceased, whose date of death was November 1, 2022, File Number 2023CP001701CPAXWS, 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.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO 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 December 29, 2023.

Carol Colombo
Personal Representative
 P.O. Box 7173
 Seffner, FL 33583
 ROBERT C. THOMPSON, JR., Esquire
 FBN #390089 SPN #02528094
 rt@thompsonfernald.com
 GARY M. FERNALD, Esquire
 FBN #395870 SPN #00910964
 gf@thompsonfernald.com
 THOMPSON @ FERNALD, P.A.
 611 Druid Road East, Suite 705
 Clearwater, Florida 33756
 Tel: (727) 447-2290
 Fax: (727) 443-1424
 Attorney for Personal Representative
 Dec. 29, 2023; Jan. 5, 2024
 23-02111P

FIRST INSERTION
 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 N/K/A ROBERT LAUFER; ALL OTHER UNKNOWN PARTIES, including, if a named Defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, 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, are Defendants.
 NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 19th day of March, 2024, the following described real property as set forth in said Judgment, to wit:
 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 PH097748BFL.
 If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
 Public Information Dept.,
 Pasco County Government Center
 7330 Little Rd.
 New Port Richey, FL 34654
 Phone: 727.847.8110 (voice) in New Port Richey
 352.521.4274, ext 8110 (voice) in Dade City
 Or 711 for the hearing impaired
 Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
 Dated: December 21, 2023
 /s/ Brian L. Rosaler
 By: Brian L. Rosaler
 Florida Bar No.: 0174882.
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 23-50567
 Dec. 29, 2023; Jan. 5, 2024
 23-02120P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
CASE No. 2023CP001701CPAXWS
IN RE: THE ESTATE OF JAY THORPE, Deceased.
 The administration of the estate of JAY THORPE, deceased, whose date of death was November 1, 2022, File Number 2023CP001701CPAXWS, 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.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO 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 December 29, 2023.

Carol Colombo
Personal Representative
 P.O. Box 7173
 Seffner, FL 33583
 ROBERT C. THOMPSON, JR., Esquire
 FBN #390089 SPN #02528094
 rt@thompsonfernald.com
 GARY M. FERNALD, Esquire
 FBN #395870 SPN #00910964
 gf@thompsonfernald.com
 THOMPSON @ FERNALD, P.A.
 611 Druid Road East, Suite 705
 Clearwater, Florida 33756
 Tel: (727) 447-2290
 Fax: (727) 443-1424
 Attorney for Personal Representative
 Dec. 29, 2023; Jan. 5, 2024
 23-02111P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-1969
IN RE: ESTATE OF HARRY JAMES PARKER, II, aka HARRY JAMES PARKER, aka H. JAMES PARKER Deceased.
 The administration of the estate of HARRY JAMES PARKER, II, also known as HARRY JAMES PARKER, deceased, whose date of death was July 28, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: December 29, 2023.
ALFRED W. TORRENCE, JR.
Personal Representative
 7032 Briarhill Court
 Tampa, FL 33625
 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
 Dec. 29, 2023; Jan. 5, 2024
 23-02121P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-2061
IN RE: ESTATE OF DEBRA ROBERTS, aka JUDGE DEBRA ROBERTS Deceased.
 The administration of the estate of DEBRA ROBERTS, also known as JUDGE DEBRA ROBERTS, deceased, whose date of death was November 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: December 29, 2023.
 Signed on this 7th day of December, 2023.

DAVID ROBERTS JR.
Personal Representative
 106 Farleigh Avenue
 Rochester, NY 14606
 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
 Dec. 29, 2023; Jan. 5, 2024
 23-02122P

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001546
Division Probate
IN RE: ESTATE OF
MAUREEN WHITING,
Deceased.

The administration of the estate of MAUREEN WHITING, deceased, whose date of death was January 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, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 29, 2023.

Signed on this 11 day of September, 2023.

/s/ Marjorie Convery
MARJORIE CONVERY
Personal Representative
11735 Wayside Willow Court
Hudson, FL 34667
/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Secondary Email:
Liz@specialneedslawyers.com
Dec. 29, 2023; Jan. 5, 2024

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512023CP001836CPAXWS
Division 1/J
IN RE: ESTATE OF
BARBARA NICOLINI AKA
BARBARA KAY NICOLINI
Deceased.

The administration of the estate of BARBARA NICOLINI aka BARBARA KAY NICOLINI, deceased, whose date of death was June 19, 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 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 December 29, 2023.

Personal Representative:
SHAVONNE GAGE
25131 Mawson Drive
Laguna Hills, California 92653
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@sieglecolelaw.com
Secondary E-Mail:
eservice@sieglecolelaw.com
Dec. 29, 2023; Jan. 5, 2024

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023 CC 004347
ALLY BANK,
Plaintiff, vs.
STONE W. TREADWELL; et al.,
Defendant(s).

TO: Stone W. Treadwell
Last Known Residence: 31134 Lindtree
Drive Zephyrhills FL 33543
TO: Kadajah S. Fletcher
Last Known Residence: 31134 Lindtree
Drive Wesley Chapel FL 33543

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Pasco County, Florida:

2018 BMW 3 Series,
VIN WBAA9C58JAH14109
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 January 29th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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 December 21st, 2023.
As Clerk of the Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
1693-091B
Ref# 6328
Dec. 29, 2023; Jan. 5, 12, 19, 2024

23-02119P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2023CA00471CAAXES
**ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS INC.,**
Plaintiff, v.
**JILL A. WIEGAND; JILL A.
WIEGAND, AS TRUSTEE OF THE
EDWARD F. WIEGAND AND
JILL A. WIEGAND REVOCABLE
LIVING TRUST; ANY AND ALL
UNKNOWN BENEFICIARIES
OF THE OF THE EDWARD
F. WIEGAND AND JILL A.
WIEGAND REVOCABLE LIVING
TRUST; WILLOW BEND/PASCO
HOMEOWNERS' ASSOCIATION,
INC.; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR**

FIRST INSERTION

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

2023CA003100CAAXWS
**FREEDOM MORTGAGE
CORPORATION**
Plaintiff, vs.
**REBECCA LEE PREISS,
UNKNOWN SPOUSE OF REBECCA
LEE PREISS AND UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
DEFENDANT(S).**
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REBECCA LEE PREISS
Last Known Address: 13200 WOODWARD DR, BAYONET POINT, FL 34667
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 703, WOODWARD VILLAGE UNIT 1B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 113 THROUGH 116, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before JANUARY 29TH, 2024, a date at least thirty (30) days after the first publication of this Notice in

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. 2022CA001887CAAXES
**Truist Bank, formerly known as
Branch Banking and Trust Company,**
Plaintiff, vs.
**The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of George
G. Hennick Jr. a/k/a George Gardner
Hennick Jr., Deceased, et al.,**
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001887CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George G. Hennick Jr. a/k/a George Gardner Hennick Jr., Deceased; Daniel Cimaglia a/k/a Harley Daniel Hennick Jr. a/k/a Harley Daniel Hennick; Tracy Ann Hennick a/k/a Tracy A. Hennick; Chartway Federal Credit Union; Ginger Sue Gerry a/k/a Ginger S. Gerry a/k/a Ginger Gerry f/k/a Ginger S. Hennick; Samuel Claiborne Hall a/k/a Samuel C. Hall are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 24th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, HIGHLAND MEADOWS UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 71 AND 72, OF THE

FIRST INSERTION

CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN BENEFICIARIES OF THE OF THE EDWARD F. WIEGAND AND JILL A. WIEGAND REVOCABLE LIVING TRUST (RESIDENCE UNKNOWN)

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

LOT 16, BLOCK 3, WILLOW BEND UNIT A-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 97 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 1630 Lynsfield Ct, Lutz, FL 33549

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

the 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. 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.

WITNESS my hand and the seal of this Court this December 20, 2023

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
(SEAL) 2023CA003100CAAXWS
12-20-2023 03:52 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003100CAAXWS
12-20-2023 03:52 PM
Deputy Clerk: Haley Joyner
MILLER, GEORGE & SUGGS,
PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
Dec. 29, 2023; Jan. 5, 2024

23-02108P

written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before JANUARY 29th, 2024, a date which is within thirty (30) days after the first publication of this Notice in Pasco County Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at

Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this December 20, 2023.

As Clerk of the Court
(SEAL) 2023CA00471CAAXES
12-20-2023 02:54 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA00471CAAXES
12-20-2023 02:54 PM
Deputy Clerk: Haley Joyner

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
Dec. 29, 2023; Jan. 5, 2024

23-02109P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:

2022CA001950CAAXWS
**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
THE BUNGALOW SERIES IV
TRUST,**
Plaintiff, v.

**ALL UNKNOWN HEIRS,
BENEFICIARIES, LEGATEES,
DEVISEES, PERSONAL
REPRESENTATIVES, CREDITORS
AND ANY OTHER PERSON
CLAIMING BY, THROUGH,
UNDER OR AGAINST REBECCA
THERMIDOR, DECEASED, et al,**
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 6, 2023 and entered in Case No. 2022-CA-001950 in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein REBECCA THERMIDOR; CARLAUS BOWLER; VERANDAHS HOMEOWNER'S ASSOCIATION, INC.; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, are the Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com On January 29, 2024 at 11:00 AM, following described real property as set forth in said Final Judgment, to wit:

LOTS 234, VERANDAHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF

THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, and commonly known as 12622 SAULSTON PLACE, HUDSON, FL 34655

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT
"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 the court on December 20, 2023.

GHIDOTTI | BERGER LLP
1031 North Miami Beach Blvd
North Miami Beach, FL 33162
Telephone: (305) 501.2808
Facsimile: (954) 780.5578
By: /s/ Tara L. Messinger
Tara L. Messinger, Esq.
Florida Bar No. 0059454
fcpleadings@ghidottiberger.com
Dec. 29, 2023; Jan. 5, 2024

23-02107P

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-001025ES
**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.
NORTH STATE BANK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2023, and entered in 51-2022-CA-001025ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein 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 is the Plaintiff and NORTH STATE BANK; CALVARY SPV I LLC; JP MORGAN CHASE BANK, N.A.; BANK OF AMERICA N.A.; MAPLE GLEN HOMEOWNERS ASSOCIATION, INC.; ERIC RODRIGUEZ A/K/A ERIC A RODRIGUEZ 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 January 16, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, OF MAPLE GLEN AT SEVEN OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 13, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4681 WAN-

DERING WAY, WESLEY CHAPEL, FL 33544

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 22 day of December, 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: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-005917 - EuE
Dec. 29, 2023; Jan. 5, 2024

23-02130P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001036 Division A IN RE: ESTATE OF EDWARD FRANK SHORT, JR. a/k/a EDWARD F. SHORT, Deceased.

Munhall, PA 15120 CASSIE SHORT 3516 Bacon Street Clarkston, GA 30021 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 29, 2023.

Persons Giving Notice: SANDRA SHORT

3817 Redwood Drive Land O Lakes, FL 34639 Attorney for Persons Giving Notice: ROBERT D. HINES Attorney for Petitioner Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Dec. 29, 2023; Jan. 5, 2024

23-02123P

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 EDWARD FRANK SHORT, JR. a/k/a EDWARD F. SHORT, deceased, File Number 23-CP-001036; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338; that the Decedent's date of death was February 17, 2023; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are:

- Creditors: NONE Beneficiaries: SANDRA SHORT 3817 Redwood Drive Land O Lakes, FL 34639 ANTHONY SHORT 130 Paul Street Freedom, PA 15042 DEAN SHORT 3850 Nantasket St. Pittsburgh, PA 15207 BRADLEY SHORT 1601 Martha Street

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.

2022CA002530CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

ELFRUN M. ALLEN A/K/A ELFRUN ALLEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2023, and entered in 2022CA002530CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and ELFRUN M. ALLAN A/K/A ELFRUN ALLEN 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 January 16, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1951, REGENCY PARK, UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 7-9, INCLUSIVE; PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9200 LUNAR LN, PORT RICHEY, FL 34668 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 22 day of December, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-046161 - ArC Dec. 29, 2023; Jan. 5, 2024

23-02129P

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com 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



Email your Legal Notice legal@businessobserverfl.com

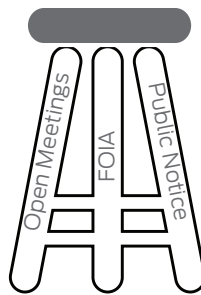
Deadline Wednesday at noon • Friday Publication

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



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

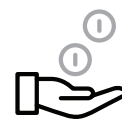


Verifiability



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



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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



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Mortgage Foreclosures



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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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1856 IN RE: ESTATE OF THOMAS EARL BEEBE, Deceased.

The administration of the estate of THOMAS EARL BEEBE, deceased, whose date of death was April 17, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

ANTOINETTE BEEBE
Personal Representative
6435 Van Buren Street
New Port Richey, FL 34653
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:
jriversa@hnh-law.com
December 22, 29, 2023 23-02067P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001979-ES IN RE: ESTATE OF ELIZA DANIELY-WOOLFOLK Deceased.

The administration of the estate of ELIZA DANIELY-WOOLFOLK, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 38053. 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 December 22, 2023.

Personal Representative:
/s/ Veronica Jackson Mobley-Burton
Veronica Jackson Mobley-Burton
2331 Nesselwood Drive
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
/s/ Brian D. Arrighi
Brian D. Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tanic Drive
Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (813) 377-2892
E-Mail:
brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com
December 22, 29, 2023 23-02098P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2023-CP-001875-CPAX-WS IN RE: ESTATE OF WAYNE NELSON KROH, Deceased.

The administration of the Estate of WAYNE NELSON KROH, deceased, whose date of death was March 17, 2023, is pending in the Sixth Judicial Circuit Court for Pasco County, Probate Division, the address for which is: 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598 or Post Office Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the Personal Representative and her 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 TIME 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 December 22, 2023.
Regina Lynn Colbert
Personal Representative
17062 Silver Shores Lane
Odessa, FL 33556
/s/ Jill Schuh, Esquire
Itzkowitz Law PLLC
Jill Schuh, Esquire (FBN: 36453)
5314 Van Dyke Road, Lutz, FL 33558
Tel: (813) 461-6600
E-mail: jill@itzlawfirm.com
Attorney for Regina Colbert
December 22, 29, 2023 23-02093P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001959-WS IN RE: ESTATE OF LEA K. FOLLAND Deceased.

The administration of the estate of LEA K. FOLLAND, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 22, 2023.

Personal Representative:
s/Erik A. Folland
ERIK A. FOLLAND
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
December 22, 29, 2023 23-02102P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001937CPAXWS IN RE: ESTATE OF JOHN R. WILDER, Deceased.

The administration of the estate of John R. Wilder, deceased, whose date of death was July 7, 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 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: December 22, 2023.

Signed on this day of 12/19/2023.
Kim Wilder
Personal Representative
9828 San Mateo Way
Port Richey, FL 34668
Michael J. Faehner
Attorney for Personal Representative
Florida Bar No. 23043
Faehner, PLLC
301 Woodlands Pkwy.
Suite #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
December 22, 29, 2023 23-02095P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001985CPAXWS Division I/J IN RE: ESTATE OF MARILYN R. DAVIS AKA MARILYN RITA DAVIS Deceased.

The administration of the estate of MARILYN R. DAVIS aka MARILYN RITA DAVIS, deceased, whose date of death was September 2, 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 December 22, 2023.

Personal Representative:
CAROLANN CLOUGH
226 NW Shamrock Lane
Lee's Summit, Missouri 64081
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
December 22, 29, 2023 23-02099P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1807 IN RE: ESTATE OF CLIFFORD ARNOLD GROSCURTH, Deceased.

The administration of the estate of CLIFFORD ARNOLD GROSCURTH, deceased, whose date of death was March 4, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

Robert D. Hines, Esq.
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
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: jriversa@hnh-law.com
December 22, 29, 2023 23-02096P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001839CPAXWS Division I/J IN RE: ESTATE OF CAROL J. GREEN Deceased.

The administration of the estate of CAROL J. GREEN, 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 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 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 December 22, 2023.

Personal Representative:
BRIAN W. GREEN
11429 Belle Haven Drive
New Port Richey, Florida 34654
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
December 22, 29, 2023 23-02100P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1989 IN RE: ESTATE OF IRENE CHRISTELLA CONSTANTINOU, Deceased.

The administration of the estate of IRENE CHRISTELLA CONSTANTINOU, deceased, whose date of death was March 21, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

MINNIE CONSTANTINOU
Personal Representative
7510 Kerry St.
New Port Richey, FL 34653
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:
jriversa@hnh-law.com
December 22, 29, 2023 23-02094P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001850CPAXWS IN RE: ESTATE OF MICHAEL THOMAS RULO, Deceased.

The administration of the estate of MICHAEL THOMAS RULO, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
/s/ Kristine M Rulo
KRISTINE MARGARET RULO
10010 Freestone Lane
Port Richey, Florida 34668
Attorney for Personal Representative:
/s/ Rodolfo Suarez
RODOLFO SUAREZ JR. ESQ.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eca@suarezlawyers.com
December 22, 29, 2023 23-02101P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003847CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS5 Plaintiff, v. SHERRIE L. LORENZINI; UNKNOWN SPOUSE OF SHERRIE L. LORENZINI; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 12, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 10, SCANDIA VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 1824 BERG RD, HOLLDAY, FL 34690-5507

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on January 18, 2024 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 15th day of December, 2023.
eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000008556
December 22, 29, 2023 23-02078P



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1994 IN RE: ESTATE OF GARY FRED LEVERICH Deceased. The administration of the estate of GARY FRED LEVERICH, deceased, whose date of death was October 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal

representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All 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 December 22, 2023.

Personal Representative: STEVEN LEVERICH 2018 W. Lake Road Skaneateles, NY 13152 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 376-3330 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary E-Mail: service@garyldavislaw.com December 22, 29, 2023 23-02065P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA000528CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 Plaintiff, v. FRANK MACATEE A/K/A FRANK MACATEE III; MELODIE LEEANNE MACATEE A/K/A MELODY MACATEE; UNKNOWN TENANT 1; FRANK D. KLEIN, P.A.; SUMMER LAKES TRACT 9 HOMEOWNERS ASSOCIATION, INC. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 12, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 83, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGES 141-152, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA a/k/a 7033 WOODHALL AVE, NEW PORT RICHEY, FL 34653-5623

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on January 23, 2024 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 18th day of December, 2023. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000008370 December 22, 29, 2023 23-02085P

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. 2019CA002832CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. JENNIFER M. PAYTON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2023, Amended on December 8, 2023, and entered in 2019CA002832CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and JENNIFER M. PAYTON; EDMUND J. PAYTON; ASBEL ESTATES HOMEOWNERS ASSOCIATION, INC.; CHARM-B, INC.; UNKNOWN TENANT(S) 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 January 10, 2024, the following described property as set forth in said Final Judgment, to wit:

ROUGE LN, LAND O LAKES, FL 34638 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA003954CAAXWS WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KATHRYN KARPINSKI AKA KATHRYN ROSE KARPINSKI, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KATHRYN ROSE KARPINSKI AKA KATHRYN ROSE KARPINSKI, DECEASED Last Known Address: PUBLISH Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 1479, EMBASSY HILLS, UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 136 AND 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7330 SAN MORITZ DRIVE PORT RICHEY FL 34668 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 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. DUE ON OR BEFORE JANUARY 22ND, 2024 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 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 or 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.

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CC-002573CCAXWS EQUITY INSURANCE COMPANY, Plaintiff, v. MARIA LUKEFAHR, MEIVIS RODRIGUEZ, Individually and as the parent and guardian of LEKIAN PEREZ, a minor, OSMANY RODRIGUEZ, AND VANESA HERVIS, Individually and as the parent and guardian of FABIO RODRIGUEZ, a minor, Defendants. To: MEIVIS RODRIGUEZ, whose present address is unknown. YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you, individually and as parent and guardian of Lekian Perez, a minor, to have the Equity Insurance Company insurance policy #P0500104593-04 that was issued to MARIA LUKEFAHR with an effective date of May 14, 2022 declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before 01/08/2024 and file the original with the Clerk of the Court. If you fail to do so, a default will be entered against you individually and

as the parent and guardian of Lukian Perez, a minor, for the relief demanded in the Complaint. This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Pasco County. 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 December 1, 2023 NIKKI ALVAREZ-SOWLES, ESQ. AS CLERK OF THE COURT, (SEAL) 2023CC002573CCAXWS 12-01-2023 12:39 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CC002573CCAXWS 12-01-2023 12:39 PM Deputy Clerk: Haley Joyner Robert E. O'Connell, Esq. Plaintiff's attorney P. O. Box #5084 Deerfield Beach, FL 33442 telephone number (561) 999-3250 Dec. 8, 15, 22, 29, 2023 23-02003P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002114CAAXWS FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYANNE T. GILL, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 15th day of December, 2023, and entered in Case No. 2022CA002114CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHELLE LEE LEESA ; JEFFREY SCOTT JENNINGS ; DAVID ALLEN JENNINGS; ROBERT EDWARD JENNINGS; BRYSON JOHN MICHOT; MARCEL R. MICHOT; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYANNE T. GILL; UNKNOWN TENANT NKA MYA RIVERA; MARYANNE T. GILL; LISA M. ZIMMER; BANK OF AMERICA, N.A.; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; and UNKNOWN TENANTS 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 at electronically at www.pasco.realforeclose.com at 11:00 AM on the 6th day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

6, PAGES 65A THROUGH 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH 1985 SUMM MOBILE HOME TITLE NUMBER 41310250 AND VIN NUMBER H39835G.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this 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 disabled transportation services. Dated this 18th day of December, 2023. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 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 22FL373-0997 December 22, 29, 2023 23-02082P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2023CA004424CAAXWS SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF SALLY Z JONES, DECEASED, JENNIE MARY HAYNES, AS KNOWN HEIR OF SALLY Z JONES, DECEASED, ZYNARA CHAPMAN FOLKS, AS KNOWN HEIR OF SALLY Z JONES, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JAMES EARL CHAPMAN, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF SALLY Z JONES, DECEASED CURRENT RESIDENCE UNKNOWN UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JAMES EARL CHAPMAN, DECEASED CURRENT RESIDENCE UNKNOWN UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 13924 MORGAN ST DADE CITY, FL 33525

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 88, AND THE S 1/2 OF LOT 87, EAST LAKE PARK A SUBDIVISION, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 69, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 13924 MORGAN ST, DADE CITY, FL 33525 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of

Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JANUARY 22ND, 2024, (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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated: December 15, 2023 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. 38053 Live Oak Avenue Dade City, Florida 33523 (COURT SEAL) 2023CA004424CAAXWS 12-15-2023 12:35 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004424CAAXWS 12-15-2023 12:35 PM Deputy Clerk: Haley Joyner Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 011150/2322708/MTS December 22, 29, 2023 23-02076P

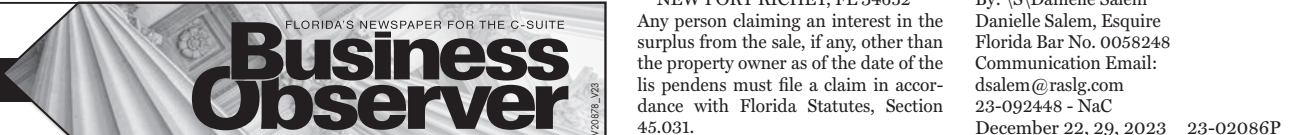
SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA000473CAAXWS CALIBER HOME LOANS, INC., Plaintiff, vs. HUNTER C. MARTIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 07, 2023, and entered in 2023CA000473CAAXWS of the Circuit Court and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and HUNTER C. MARTIN 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 January 11, 2024, the following described property as set forth in said Final Judgment, to wit:

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: 727.847.8110 (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 18 day of December, 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: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-092448 - NaC December 22, 29, 2023 23-02086P

LOTS 7 AND 8, BLOCK 4, TRACT 33, C.E. CRAFTS SUBDIVISION NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5916 GULF DR, NEW PORT RICHEY, FL 34652 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.

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



SECOND INSERTION

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

PASCO COUNTY, FLORIDA
CASE NO.: 2023 CA 000145
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MAURINE M. BUTLER A/K/A MAURINE BUTLER; SEAN BUTLER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 4, 2023 in Civil Case No. 2023 CA 000145, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff, and MAURINE M. BUTLER A/K/A MAURINE BUTLER; SEAN BUTLER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 18, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 217, TANGLEWOOD VILLAGE PHASE 2 AT WILLIAMSBURG WEST, ACCORD-

ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 134, 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.
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: 727.847.8110 (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 13 day of December, 2023.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
Reason: I am the author of this document

Date: 2023.12.13 14:34:31-05'00'
Foxit PDF Reader Version 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-3026B
December 22, 29, 2023 23-02061P

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case #: 2023CA003864CAAXWS
DIVISION: J3

Wells Fargo Bank, N.A. as trustee for WaMu Mortgage pass-through Certificates Series 2004-PR2 Trust Plaintiff, -vs.-
Christopher J. Chesney a/k/a Chris J. Chesney; Unknown Spouse of Christopher J. Chesney a/k/a Chris J. Chesney; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

TO: Christopher J. Chesney a/k/a Chris J. Chesney; LAST KNOWN ADDRESS: 2014 Holiday Drive, Holiday, FL 34691, Unknown Spouse of Christopher J. Chesney a/k/a Chris J. Chesney; LAST KNOWN ADDRESS: 2014 Holiday Drive, Holiday, FL 34691, Unknown Parties in Possession #1: LAST KNOWN ADDRESS: 2344 Society Drive, Holiday, FL 34691 and Unknown Parties in Possession #2: LAST KNOWN ADDRESS: 2344 Society Drive, Holiday, FL 34691

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED

that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 711, ALOHA GARDENS, UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 34 THROUGH 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, more commonly known as 2344 Society Drive, Holiday, FL 34691.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before JANUARY 22ND, 2024 and file the original with the clerk of this Court either before with 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 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.

WITNESS my hand and seal of this Court on the December 18, 2023.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) 2023CA003864CAAXWS
12-18-2023 03:03 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA003864CAAXWS
12-18-2023 03:03 PM
Deputy Clerk: Haley Joyner

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130,
Boca Raton, FL 33487
20-322646 FCO1 SPS
December 22, 29, 2023 23-02090P

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

PASCO COUNTY, FLORIDA
CASE NO.: 2018CA003674
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I,
Plaintiff, vs.
LINDSEY B. PAHLCK; WILLIAM P. PAHLCK; CONCORD STATION COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was

awarded on November 17, 2023 in Civil Case No. 2018CA003674, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the Plaintiff, and LINDSEY B. PAHLCK; WILLIAM P. PAHLCK; CONCORD STATION COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 16, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 91 IN BLOCK D, OF CONCORD STATION, PHASE 2,

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 2018-CA-000451
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST,
Plaintiff, v.
MILDRED CAVILLE, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 1, 2023 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated December 13, 2023, issued in and for Pasco County, Florida, in Case No. 2018-CA-000451, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and MILDRED CAVILLE and POINT WEST CONDOMINIUM ASSOCIATION 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 January 17, 2024, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: CONDOMINIUM UNIT NO. A-1, BUILDING 167, POINT WEST CONDOMINIUM, TOGETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF POINTE WEST CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 319, OF THE PUBLIC RECORDS

SECOND INSERTION

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

Case #: 2023CA000419CAAXES
DIVISION: J4

PNC Bank, National Association Plaintiff, -vs.-
Johnathan Irvin McFadden a/k/a Johnathan I. McFadden; Unknown Spouse of Johnathan Irvin McFadden a/k/a Johnathan I. McFadden; Estancia at Wiregrass Master Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA000419CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PNC Bank, National Association, Plaintiff and Johnathan Irvin McFadden a/k/a Johnathan I. McFadden are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on January 22, 2024, the following described property as

set forth in said Final Judgment, to wit:

LOT 4, IN BLOCK 75, OF ESTANCIA PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 32, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
23-328091 FCO1 NCM
December 22, 29, 2023 23-02063P

SECOND INSERTION

UNITS A & B - SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 125, 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.

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: 727.847.8110 (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 sched-

uled 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 13 day of December, 2023.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
Reason: I am the author of this document
Date: 2023.12.13 14:25:22-05'00'
Foxit PDF Reader Version 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-2540B
December 22, 29, 2023 23-02062P

SECOND INSERTION

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

CASE NO. 2022CA002368CAAXES
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.

KAITLIN NICOLE CARL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 14, 2023 in Civil Case No. 2022CA002368CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Kaitlin Nicole Carl, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, Esq., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of January, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Commence at the Northeast corner of Tract 4, Section 35, Township 25 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as per map or plat thereof as recorded in Plat book 2, Page 6, Public Records of Pasco County, Florida, thence run West 246.75 feet for a Point of Beginning; thence run South 208.75 feet, thence

run West 122.75 feet; thence run North 208.75 feet, thence East 122.75 feet to the Point of Beginning. LESS that portion included in State Road Right of way

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. 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08650FL
December 22, 29, 2023 23-02077P

SECOND INSERTION

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

Case #: 2022CA002244CAAXES
DIVISION: J4

PNC Bank, National Association Plaintiff, -vs.-

Robert E. Sammon; Jenni L. Sammon; Saddlebrook Resort Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002244CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PNC Bank, National Association, Plaintiff and Robert E. Sammon are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on January 22, 2024, the following described property as set forth in said Final Judgment, to-wit:

UNIT NUMBER A-810, CLUSTER NUMBER 8, SADDLEBROOK CONDOMINIUM NUMBER 3, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 1175, PAGE 484 AND IN O.R. BOOK 1188, PAGE 516 AND BEING FURTHER DESCRIBED IN THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 117 THROUGH 122 AND IN PLAT BOOK 21, PAGES 10 THROUGH 13, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND DESCRIBED IN O.R. BOOK 821, PAGE 1006 AND IN O.R. BOOK 839, PAGE 1763, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
22-327048 FCO1 NCM
December 22, 29, 2023 23-02064P

PUBLISH YOUR LEGAL NOTICE

Email
legal@businessobserverfl.com

Business Observer