

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 23, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line January 12, 2024, at 6:00am and ending January 23, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Table with 2 columns: Name, Unit. Includes Danielle R. Bates (I312), Roy A. Day (I408), Kim Dye (E016), Juan T. Flores (G020), Susan Gerber (I407), Richard J. Hannock (I105), Jeffrey S. Hoelzer (D007), Steven L. Melvin (E023), Lacie A. Snyder (I402), Bethany Vasquez (F007), January 5, 12, 2024 (24-00032P)

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage and U-Stor Zephyrhills will be held on January 24th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

Table with 2 columns: Name, Unit. Includes U-Stor, (United Pasco) 11214 US Hwy 19 North, Port Richey, FL 34668 at 10:00 AM (B396 Patrick Dowd), B330 Brian Weaver, B490-491 Donald Andrushko (B99 Desiree Lowry), B83 Sonia Ramirez (B285 Brienne Torneo), Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 (G7 Kenneth Cain, I23 Chy'ara Ellison, C29 Jeffrey Ledford, F15 Herme Perez, D19AC Cynthia Rodriguez), January 5, 12, 2024 (24-00034P)

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 Shepherdson, Briggs & Crane CPAs located at 17862 Hunting Bow Circle, Suite 101 in the City of Lutz, Pasco County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of December, 2023. CFO Sources LLC, Edwin Shepherdson, January 5, 2024 (24-00037P)

FIRST INSERTION

Union Park East Community Development District Notice of meeting and public hearing on proposed amenity rules, policies, rental rates, rental deposits, and non-resident user fees

The Union Park East Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, adopt, and amend amenity policies, rental rates, rental deposits, and non-resident user fees (the "Recreational Facility Policy") on January 17, 2024, at 6:00 p.m. at the Residence Inn, 2867 Lajuana Blvd, Wesley Chapel, Florida 33543.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Amenities Rules & Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. The public may attend the public hearing at the Residence Inn or by conference line. Please check the District's website at https://www.unionparkeastcd.org prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the amended policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Amenities Rules & Policies will be available by emailing the District Manager at Patricia@breezehome.com. The District Manager's office can be reached telephonically at (813) 565-4663.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

January 5, 2024 (24-00010P)

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, January 16, 2024, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Jordan Lansford, District Manager Governmental Management Services - Tampa, LLC, January 5, 2024 (24-00011P)

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jessica Ankey will engage in business under the fictitious name CRACKD, with a physical address 8807 Wellesly Ct Odessa, Florida 33556, with a mailing address 8807 Wellesly Ct Odessa, Florida 33556, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 5, 2024 (24-00013P)

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that David Pendleton will engage in business under the fictitious name THE COMPLETE GOLF SHOP, with a physical address 20819 Nectarine Place Land O Lakes, FL 34637, with a mailing address 20819 Nectarine Place Land O Lakes, FL 34637, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 5, 2024 (24-00008P)

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 23, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line January 12, 2024, at 6:00am and ending January 23, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Table with 2 columns: Name, Unit. Includes Halee E. Cooper (308), Kalliopi Lempidakis (193), Jayme L. Wells (21), January 5, 12, 2024 (24-00033P)

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 01/22/2024 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FL 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.

5N1AT2MV6JCS14405 2018 NISSA JTTBARBZ8G2078723 2016 LEXS, January 5, 2024 (24-00012P)

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 Senegue Sweets located at 1936 BRUCE B DOWNS BLVD 179 in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2024. Evena Senegue, January 5, 2024 (24-00025P)

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Doris Sarmiento / R & D MANAGEMENT SERVICES LLC will engage in business under the fictitious name POND'S EDGE ASSISTED LIVING FACILITY, with a physical address 7952 Ponds Edge Lane Zephyrhills, FL 33540, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 5, 2024 (24-00014P)

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 22, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376 Time: 10:00 AM Sale to be held at www.storage treasures.com.

01077 - Trainer, Clayton; 02026 - Wisniewski, John; 02069 - Kuczynski, Stan; 03035 - Sumner, Bart; 03068 - BALL, ALINE FAITH; 03149 - Commander, Julian; 03208 - Nelson, Jasine; 04071 - Bevans, Patreco; 04081 - Burnley, Tatyana; 04213 - Richards, Ahmad

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storage treasures.com.

148 - nelson, Shadavya; 195 - Fraccalvieri, Ashley; 206 - Caperna, Theresa; 225 - Vazquez, Antonio; 319 - Spain, Remishia

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storage treasures.com.

11041 - Andrews, Julie; 11063 - Lawson, darrell; 11092 - Torres Gerena, Jeffrey; 11107 - Tomes, Bridgette; 11155 - Appiah, Rose; 11176 - Natale, Marlee; 11195 - Abell, William; 11246 - benton, Regan; 12030 - patterson, heather; 12071 - Myers, Kisha; 12110 - Stopford, Jacob; 12185 - jackson, toby; 12236 - Fose, Tamra; 12250 - Despenza, Cheryl; 12258 - Hayes, Sharika; 12262 - jackson, Joseph; 12286 - Stoltz, Vaughn; 13001 - Rosas, Katlyn; 13034 - MEIER, STEPHANIE; 13080 - Carver, April; 13193 - Bushard, Sarah; 13304 - Boggs, John; 13307 - Murphy, Dale Jon; B107 - Schram, Chelsie; B109 - Allen, Latorya; B118 - BOWERS, ZACHARY; B153 - Mahone, Matthew; B170 - Stull, Laurie; B211 - abrell, judith; B227 - Sullivan, Megan; B237 - Worsham, Larry; D141 - peters, kara; D149 - Floyd, Sabrina; D210 - Mitchell-Theodore, Erika; D219 - Walter, Amy; D323 - Stroupe, Madison; D329 - Kunkel, Aaron; D354 - Faraji, Ayanna; D356 - De Jesus, Valentine

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storage treasures.com.

1006 - burgess, Dwayne; 1204 - Riccardi-Sirico, D'Anna; 1388 - Sternad, Charlene; 2203 - Henk, Scott; 2504 - Auberan, Arabella

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storage treasures.com.

A0012 - Konof, Nicole; A0028 - VALLIANOS, DENNIS; D0003 - Brianas, Penelope; E1128 - Barnes, Kenneth; E1129 - Roberts, Virgil; E1131 - Clark, Paige; E1153 - Del Rio, Betsy; E1213 - RUMPH, MARZETTE; E2269 - Naumann, Michelle; E2358 - Johnson, Melissa

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storage treasures.com.

0A113 - Galicia, Jonathan; 0A153 - Steinquist, Linda; 0A160 - Popovich, George; 0A204 - leali, Jennifer; 0A219 - Tucker, Erica; 0B121 - dent, Steven; 0C015 - valenzano, Angela; 0C044 - Meredith, Justin; 0C118 - Larry, Shanetra; 0C119 - Boykins, Dan; 0C127 - Lynch, Pam; 0D047 - S.Delgado, Daisy; 0E013 - Power, Todd; 0E113 - Castrechino, Kenneth; 0E137 - hanna, Aidan; 0E164 - Rivera, Michelle; 0E176 - Traugh, Vicky; 0E234 - opyoke, john; 0E243 - Menech, Nicole

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 12:15 PM Sale to be held at www.storage treasures.com.

008 - Beck, Jim; 027 - hattersley, Melissa; 040 - cain, addea; 071 - Bombhard, Anne; 097 - Johnson, Shantel; 104 - Terry, Kerry; 175 - soltes, Stephen; 199 - Atkinson, Michael; 231 - Larimer, Alicia; 232 - Blaine, Frank; 361 - White, Andrew; 376B - mohler, eduardo; 387A - Bennett, Markeda; 466 - Shapiro, David; 487 - Oehl, Peter; 548 - Donovan-Poth, Debbie S; 571 - CASTEEL, ANDREW

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storage treasures.com.

1062 - Phillips, Vanessa; 1078 - Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Ashley; 1214 - Russella, James; 1218 - Green, Melissa; 2065 - Couture, Brianna; 2209 - Elliott, Crystal; 3008 - Tschermischin, Viktor; 3017 - Drake, Alyssa; 3037 - Royer, Dawn; 3041 - smith, justin; 3042 - Starling, Thomas; 3061 - Hajej, Sammy; 3085 - Elliott, Crystal; 3102 - Sullivan, Colleen; 3159 - Towns, Shalandra; 3193 - Atwater, Joel; 3196 - Wesmolan, Melissa; 3239 - Caldwell, Andrew J; 3248 - Vollen, Debra; 3259 - Ramirez, Stephanie; 3265 - Johnson, Michael; 3288 - Miranda, Anna Alonso; 3333 - Terry, Casey; 3355 - sewell, Jason; 3357 - Roy, Bethany; RV04 - Hart, Joshua; RV16 - Murphy, Glenn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 5, 12, 2024 (24-00035P)

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY STATE OF FLORIDA CASE NO.: 512023CP002011CPAXWS Division: Probate IN RE: ESTATE OF BILLY GENE STAMPS, Deceased.

The administration of the Estate of BILLY GENE STAMPS, deceased, Case No.: 512023CP002011CPAXWS, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is Post Office Box 338, New Port Richey, FL 34656-0338.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF 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 decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is January 5, 2024.

CANDY STAMPS-MITCHELL, Personal Representative 15103 Wind Whisper Dr. Odessa, FL 33556 SEAN W. SCOTT, Esq. WLAW, PA Attorney for Personal Representative 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: sswscott@virtuallawoffice.com Secondary Email: wlawmedicaid@gmail.com January 5, 12, 2024 (24-00027P)

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002066-W5 IN RE: ESTATE OF PAULINE M. CYRCZAK Deceased.

The administration of the estate of PAULINE M. CYRCZAK, deceased, whose date of death was November 1, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 5, 2024.

Personal Representatives: s/Lisa M. Wickard LISA M. WICKARD s/David J. Wollinka DAVID J. WOLLINKA 10015 Trinity Blvd., Suite 101 Trinity, Florida 34655 Attorney for Personal Representatives: s/David J. Wollinka DAVID J. WOLLINKA 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 January 5, 12, 2024 (24-00007P)

FIRST INSERTION

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

The Board of Supervisors ("Board") for the Union Park East Community Development District ("District") will hold a Board meeting on January 17, 2024, at 6:00 p.m. at the Residence Inn, 2867 Lajuana Blvd., Wesley Chapel, Florida. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or via emailing patricia@breeze-home.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.

Patricia Thibault District Manager January 5, 2024 (24-00009P)

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 Teacher Time Gifts located at 1936 BRUCE B DOWNS BLVD 179 in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2024. Evena Senegue, January 5, 2024 (24-00026P)

PUBLISH YOUR LEGAL NOTICE. We publish all Public sale, Estate & Court-related notices. We offer an online payment portal for easy credit card payment. Service includes us e-filing your affidavit to the Clerk's office on your behalf. Simply email your notice to legal@businessobserverfl.com. Business Observer logo.



## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023CP001277CPAXWS  
IN RE: ESTATE OF  
ALFRED MCKINLEY ST. AMANT  
a/k/a ALFRED M. ST. AMANT,  
Deceased.

The administration of the estate of ALFRED MCKINLEY ST. AMANT a/k/a ALFRED M. ST. AMANT, deceased, whose date of death was October 21, 2022, 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 name and address 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 January 5, 2024.

**REBECCA MCCLINTOCK**  
Personal Representative  
9160 Sugar Loaf Way  
Seminole, FL 33776  
ROBERT D. HINES, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
January 5, 12, 2024 24-00002P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF PASCO  
COUNTY STATE OF FLORIDA  
PROBATE DIVISION  
CASE NO. 2023 CP-001911  
IN RE: THE ESTATE OF  
DAVID A. HILL  
DECEASED

The administration of the estate of DAVID A. HILL, deceased, whose date of death was November 2, 2023 and whose Social Security Number is xxx-xx-7377, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first Publication of this Notice is January 5, 2024

**Personal Representative**  
**JOAN H. MASTROBUONI**  
8024 Casuarina Drive  
Port Richey, Florida 34668  
Attorney for Personal Representative  
Debra D. Newman  
10530 Mira Vista Drive  
Port Richey, FL 34668  
Phone: (727)-857-5448  
Cell Phone: (813) 784-4510  
Florida Bar Number 0297641  
January 5, 12, 2024 24-00003P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2023cp001732CPAXWS  
IN RE: ESTATE OF  
DONALD W CASSELL SR,  
Deceased.

The administration of the estate of DONALD W CASSELL SR, Deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 5, 2024.

**DONALD CASSELL JR.,**  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
January 5, 12, 2024 24-00001P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-2082  
IN RE: ESTATE OF  
MARIE BORING D'ALESSIO  
Deceased.

The administration of the estate of MARIE BORING D'ALESSIO, deceased, whose date of death was June 2, 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 January 5, 2024.

**Personal Representative:**  
**ANN-MARIE D'ALESSIO**  
55 Sargent St., Unit 307  
Cohoes, New York 12047  
Attorney for Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 748188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
January 5, 12, 2024 24-00006P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2023-CP-1482-WS  
IN RE: ESTATE OF  
TRUDY KNUTSON YOUNG  
a/k/a TRUDY LYNN YOUNG  
Deceased.

The administration of the estate of TRUDY KNUTSON YOUNG a/k/a TRUDY LYNN YOUNG, deceased, whose date of death was June 13, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 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 January 5, 2024.

**Personal Representative:**  
**DANIEL B. YOUNG**  
14220 Annutalava Ave.  
Brooksville, FL 34601  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
January 5, 12, 2024 24-00023P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-001338  
IN RE: ESTATE OF  
JOSEPH J. DAVIDS  
a/k/a JOSEPH J. DAVIDS, JR.  
Deceased.

The administration of the estate of Joseph J. Davids, deceased, whose date of death was March 28, 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 January 5, 2024.

**Personal Representative:**  
**Linda L. Davids**  
12805 Third Isle  
Hudson, Florida 34667  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-mail Address:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
Telephone: (727) 842-1001  
January 5, 12, 2024 24-00031P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 23-CP-002078 CPA XES  
IN RE: ESTATE OF  
SCOTT BRADLEY NISSENSOHN  
Deceased.

The administration of the estate of SCOTT BRADLEY NISSENSOHN, deceased, whose date of death was November 10, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, 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 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 January 5, 2024.

**Personal Representative:**  
**CHERYL R. BALSAMELLO**  
331 11th Ave. S.  
Safety Harbor, Florida 34695  
Attorney for Personal Representative:  
/s/ Jeffrey M. Gad  
JEFFREY M. GAD  
Florida Bar Number: 186317  
JOHNSON POPE BOKOR  
RUPPEL & BURNS, LLP  
400 N. Ashley Dr., Suite 3100  
Tampa, FL 33602  
Telephone: (813) 225-2500  
Fax: (813) 223-7118  
E-Mail: jeffreymg@jppfirm.com  
Secondary E-Mail:  
angelam@jppfirm.com  
January 5, 12, 2024 24-00005P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF PASCO  
COUNTY STATE OF FLORIDA  
PROBATE DIVISION  
CASE NO.  
2023 CP-001784-CPAXWS  
IN RE: THE ESTATE OF  
JOSEPH JULIAN KREMSKY  
DECEASED

The administration of the estate of JOSEPH JULIAN KREMSKY, deceased, whose date of death was October 2, 2023 and whose Social Security Number is xxx-xx-5991, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first Publication of this Notice is January 5, 2024

**Personal Representative**  
**JOHN LONG, Jr**  
9716 Lake Chase Island Way  
Tampa, Florida 33626  
Attorney for Personal Representative  
Debra D. Newman  
10530 Mira Vista Drive  
Port Richey, FL 34668  
Phone: (727)-857-5448  
Cell Phone: (813) 784-4510  
Florida Bar Number 0297641  
January 5, 12, 2024 24-00004P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NO:  
512023CP001940CPAXES  
IN RE: ESTATE OF  
Joseph Pitta,  
Deceased.

The administration of the Estate of Joseph Pitta, deceased, whose date of death was 12/8/2022, Case Number 512023CP001940CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

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

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

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

The date of first publication of this notice is the 5 day of January 2024.

**Personal Representative:**  
**STELLA CIRILLO f/k/a**  
**Stella Vaccarelli,**  
27053 Palmetto Bend Drive, Wesley  
Chapel, FL 33544  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
Counsel for Personal Representative  
Law Office of  
Elizabeth Devolder, PLLC.  
5383 Primrose Lake Circle,  
Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachel@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
January 5, 12, 2024 24-00021P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-1479  
IN RE: ESTATE OF  
BOBBY JO AUSTIN  
Deceased.

The administration of the estate of BOBBY JO AUSTIN, deceased, whose date of death was April 14, 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. 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 January 5, 2024.

**Mary L. Andersen**  
/s/ N. Michael Kouskoutis  
N. MICHAEL KOUSKOUTIS, ESQ.  
Florida Bar Number: 883591  
623 E. Tarpon Ave, Ste. A  
Tarpon Springs, FL 34689  
Telephone: (727) 942-3631  
Fax: (727) 934-5453  
E-Mail: nmk@nmklaw.com  
Secondary E-Mail:  
transcribe123@gmail.com  
January 5, 12, 2024 24-00022P



FIRST 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. 51-2022-CA-001194WS**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.**  
**ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RALPH R. STEELE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, et al., Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered December 13, 2023 in Civil Case No. 51-2022-CA-001194WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and Any and all unknown parties claiming by, through, under, and against the estate of Ralph R. Steele, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, 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 29th day of January, 2024 at 11:00 AM on the following described property as set forth in said

Summary Final Judgment, to-wit: LOT 31, WOODLAND HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 70 AND 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any 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/ Sara Collins  
 Sara Collins, Esq.  
 McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff  
 225 E. Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1673  
 Fax: (321) 248-0420  
 Email: MRSservice@mccalla.com  
 Fla. Bar No.: 53992  
 23-08087FL  
 January 5, 12, 2024 24-00020P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY  
 CIVIL DIVISION  
**Case No. 2021CA001210**  
**Division J3**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.**  
**LAURA GUST A/K/A LAURA J. GUST A/K/A LAURA JEAN GUST, IMC MORTGAGE COMPANY, AND UNKNOWN TENANTS/OWNERS, Defendants.**  
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this case on November 27, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

aparutenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on March 25, 2024 at 11:00 A.M..  
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this January 2, 2024  
 By: /s/ Ryan Sutton  
 Ryan Sutton  
 Attorney for Plaintiff  
 Invoice to:  
 Ryan Sutton  
 (813) 229-0900 x  
 Kass Shuler, P.A.  
 1505 N. Florida Ave.  
 Tampa, FL 33602-2613  
 ForeclosureService@kasslaw.com  
 327814/2014265/CMP  
 January 5, 12, 2024 24-00029P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2022CA002144CAAXES**  
**PLANET HOME LENDING, LLC, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE E. FIELD A/K/A LAWRENCE F. FIELD, DECEASED, et al. Defendant(s),**  
 TO: STEVEN FIELD,  
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 WITNESS my hand and the seal of this Court at County, Florida, this December 27, 2023  
 CLERK OF THE CIRCUIT COURT (SEAL) 2022CA002144CAAXES  
 12-27-2023 10:58 AM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2022CA002144CAAXES  
 12-27-2023 10:58 AM  
 Deputy Clerk: Haley Joyner

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2020CA002511CAAXES**  
**HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1, Plaintiff, vs.**  
**UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW, ET AL. Defendants**  
 To the following Defendant(s):  
 UNKNOWN HEIRS OF MISTY HINES (CURRENT RESIDENCE UNKNOWN)  
 Last Known Address: UNKNOWN  
 JOHN MARLOW A/K/A JOHN MATTHEW MARLOW (UNABLE TO SERVE AT ADDRESS)  
 Last Known Address: 18316 OXENHAM AVENUE, SPRING HILL, FL 34610  
 UNKNOWN SPOUSE OF JOHN MARLOW A/K/A JOHN MATTHEW MARLOW (UNABLE TO SERVE AT ADDRESS)  
 Last Known Address: 18316 OXENHAM AVENUE, SPRING HILL, FL 34610  
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

A/K/A 18316 OXENHAM AVENUE, SPRING HILL FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before FEBRUARY 5TH, 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.  
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 WITNESS my hand and the seal of this Court this December 27, 2023  
 Nikki Alvarez-Sowles, Esq.  
 PASCO COUNTY CLERK OF COURT (SEAL) 2020CA002511CAAXES  
 12-27-2023 10:42 AM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2020CA002511CAAXES  
 12-27-2023 10:42 AM  
 Deputy Clerk: Haley Joyner  
 PHH16459-20/cam  
 January 5, 12, 2024 24-00017P

TRACT 148 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 24, RANGE 18 EAST, PASCO COUNTY, FLORIDA LESS THE EASTERN 25.00 FEET THEREOF FOR ROADWAY PURPOSES.  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 5TH, 2024 (30 days from Date of

WITNESS my hand and the seal of this Court this December 27, 2023  
 CLERK OF THE CIRCUIT COURT (SEAL) 2022CA002144CAAXES  
 12-27-2023 10:58 AM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2022CA002144CAAXES  
 12-27-2023 10:58 AM  
 Deputy Clerk: Haley Joyner  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: flmail@rasg.com  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
 23-037124  
 January 5, 12, 2024 24-00016P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2021CA002666CAAXWS**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.**  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DECEASED, et al., Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA002666CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein, DLJ MORTGAGE CAPITAL INC., Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DECEASED, et al., are Defendants, Clerk and Comptroller Nichole "Nikki" Alvarez-Sowles will sell to the highest bidder for cash at WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 12th day of February 2024, the following described property:

FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 48°20'00" WEST, 200.0 FEET; THENCE NORTH 40°0'00" EAST, 220.0 FEET; THENCE SOUTH 48°20'00" EAST, 200.0 FEET; THENCE SOUTH 40°0'00" WEST 220.0 FEET TO THE POINT OF BEGINNING.  
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
 IMPORTANT  
 If you are a person with a 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 28th day of December, 2023.  
 GREENSPOON MARDER LLP  
 TRADE CENTRE SOUTH, SUITE 700  
 100 WEST CYPRESS CREEK ROAD  
 FORT LAUDERDALE, FL 33309  
 Telephone: (954) 343 6273  
 Hearing Line: (888) 491-1120  
 Facsimile: (954) 343 6982  
 Email 1:  
 Karissa.Chin-Duncan@gmlaw.com  
 Email 2:  
 gmforeclosure@gmlaw.com  
 By: /s/ Karissa Chin-Duncan  
 Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 58341.1213 / NBray  
 January 5, 12, 2024 24-00018P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2022CA000739CAAXWS**  
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.**  
**JOSEPH AWAD; UNKNOWN TENANT #1 N/K/A CHRIS WALKER; UNKNOWN TENANT #2 N/K/A JESSICA WISE; 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 August 21, 2023 in Civil Case No. 2022CA000739CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff, and JOSEPH AWAD; UNKNOWN TENANT #1 N/K/A CHRIS WALKER; UNKNOWN TENANT #2 N/K/A JESSICA WISE; 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 25, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 1751, HOLIDAY LAKE ES-

TATES UNIT TWENTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 28 THROUGH 30, 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 27 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: 2023.12.27 14:22:18-05'00'  
 Foxit PDF Reader Version 12.1.0  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1184-819B  
 January 5, 12, 2024 24-00028P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2021CA002666CAAXWS**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.**  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DECEASED, et al., Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA002666CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein, DLJ MORTGAGE CAPITAL INC., Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DECEASED, et al., are Defendants, Clerk and Comptroller Nichole "Nikki" Alvarez-Sowles will sell to the highest bidder for cash at WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 12th day of February 2024, the following described property:  
 THAT PART OF TRACT 78 OF LEISURE LAND BEING A PORTION OF SECTIONS 16 & 21, TOWNSHIP 25 S, RANGE 17 E BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK 188, MOON LAKE ESTATES UNIT ELEV-EN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THENCE RUN NORTH 48°20'00" WEST 50.0 FEET

FIRST INSERTION

FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 48°20'00" WEST, 200.0 FEET; THENCE NORTH 40°0'00" EAST, 220.0 FEET; THENCE SOUTH 48°20'00" EAST, 200.0 FEET; THENCE SOUTH 40°0'00" WEST 220.0 FEET TO THE POINT OF BEGINNING.  
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
 IMPORTANT  
 If you are a person with a 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 28th day of December, 2023.  
 GREENSPOON MARDER LLP  
 TRADE CENTRE SOUTH, SUITE 700  
 100 WEST CYPRESS CREEK ROAD  
 FORT LAUDERDALE, FL 33309  
 Telephone: (954) 343 6273  
 Hearing Line: (888) 491-1120  
 Facsimile: (954) 343 6982  
 Email 1:  
 Karissa.Chin-Duncan@gmlaw.com  
 Email 2:  
 gmforeclosure@gmlaw.com  
 By: /s/ Karissa Chin-Duncan  
 Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 58341.1213 / NBray  
 January 5, 12, 2024 24-00018P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.**  
**2022CA001623CAAXES**  
**PLANET HOME LENDING, LLC, Plaintiff, vs.**  
**JENNIFER L. KISSER; UNKNOWN SPOUSE OF JENNIFER L. KISSER; HERBERT WAYNE SPARKMAN; UNKNOWN SPOUSE OF HERBERT WAYNE SPARKMAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; PASCO COUNTY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**  
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 2, 2023 and entered in Case No. 2022CA001623CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and JENNIFER L. KISSER; UNKNOWN SPOUSE OF JENNIFER L. KISSER; HERBERT WAYNE SPARKMAN; UNKNOWN SPOUSE OF HERBERT WAYNE SPARKMAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; PASCO COUNTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM at 11:00 A.M., on January 29, 2024, the following described property as set forth in said Final Judgment, to wit:  
 LOT 34, CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT

80 FEET SOUTH AND 225 FEET WEST OF THE NORTH-EAST CORNER OF TRACT 40, THENCE RUN WEST 165 FEET, THENCE RUN SOUTH 70 FEET, THENCE RUN EAST 165 FEET, THENCE RUN NORTH TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH 2002 MOBILE HOME BEARING VIN # C1610596PA, TITLE NO. 85634314 AND VIN # C1610596PB, TITLE NO. 85633821  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.  
 This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
 Dated this 28th day of December, 2023.  
 /s/  
 Eric Knopp, Esq.  
 Bar No.: 709921  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue,  
 Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email:  
 notice@kahaneandassociates.com  
 File No.: 22-00293 PHL  
 V6.20190626  
 January 5, 12, 2024 24-00019P

**OFFICIAL COURTHOUSE WEBSITES**

1:23

<b>MANATEE COUNTY</b> manateeclerk.com	<b>HILLSBOROUGH COUNTY</b> hillsclerk.com
<b>SARASOTA COUNTY</b> sarasotaclerk.com	<b>PASCO COUNTY</b> pascoclerk.com
<b>CHARLOTTE COUNTY</b> charlotteclerk.com	<b>PINELLAS COUNTY</b> pinellasclerk.org
<b>LEE COUNTY</b> leeclerk.org	<b>POLK COUNTY</b> polkcountyclerk.net
<b>COLLIER COUNTY</b> collierclerk.com	<b>ORANGE COUNTY</b> myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES  
 floridaublicnotices.com



W

W

A

A

A

A

S

S



Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

LV20890\_123

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2023DR004246DRAXWS Division: E JENNIFER L. BUNNELL, Petitioner, and JAMES VINCENT COSTANZO, Respondent, TO: JAMES VINCENT COSTANZO 121 Aloha Terrace, Port Orange, FL 32129

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Daphne Stevens, Esquire, Attorney for Petitioner, Jennifer L. Bunnell whose address is 701 Manatee Avenue West, Bradenton, FL 34209 on or before 02/05/2024, and file the original with the clerk of this Court at West Pasco Judicial Center, 7530 Little Road, New Port Richey 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: January 2, 2024  
CLERK OF THE CIRCUIT COURT  
By: (SEAL) 2023DR004246DRAXWS 01-02-2024 04:41 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023DR004246DRAXWS 01-02-2024 04:41 PM Deputy Clerk: Beverly Bray Jan. 5, 12, 19, 26, 2024 24-00038P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA004114CAAXWS BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN VAONAKIS AKA JOHN M. VAONAKIS, DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN VAONAKIS AKA JOHN M. VAONAKIS, DECEASED Last Known Address: Publish Current Address: Unknown

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

PARCEL 1: LOT 2, 3 AND LOT 4, LESS THE SOUTH 25 FEET, BLOCK C, GRAND VIEW PARK ESTATES UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND PARCEL 2: LOT 8, JANCZLIK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 7330 DONNA DR NEW PORT RICHEY FL 34652

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 FEBRUARY 5TH, 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.

WITNESS my hand and the seal of this court on this December 27, 2023

(SEAL) 2023CA004114CAAXWS 12-27-2023 01:47 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004114CAAXWS 12-27-2023 01:47 PM Deputy Clerk: Haley Joyner

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 23-006751 January 5, 12, 2024 24-00036P

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. 2021CA002177CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN B. PALLANTE, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 13, 2023, and entered in 2021CA002177CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN B. PALLANTE, DECEASED; SAMANTHA PALLANTE; ELIZABETH SZABO; JASON SCOTT PALLANTE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 23, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK B, GULF SIDE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED

IN PLAT BOOK 5, PAGE 118 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 15104 RED-FISH STREET, HUDSON, FL 34667

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 2 day of January, 2024.

By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 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 20-079654 - NaC January 5, 12, 2024 24-00030P

OFFICIAL COURTHOUSE WEBSITES

1:23 4

MANATEE COUNTY manateclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

LV20890\_123

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

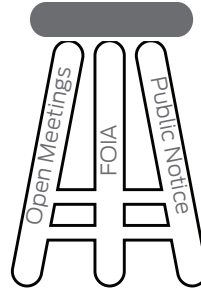
or email legal@businessobserverfl.com



LV20890\_123

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

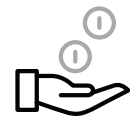


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

**Stay Informed, It’s Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



### Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

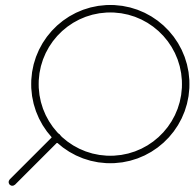


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

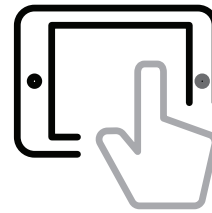
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

### Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



### Types Of Public Notices

#### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

#### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

#### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1530-WS 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, also known as H. 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

SECOND 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.

**Personal Representative:**  
**KENNETH PIERCE**  
1827 Viceroy Lane  
Holiday, Florida 34690

Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
Dec. 29, 2023; Jan. 5, 2024

23-02110P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND 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 the estate of the decedent, 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

SECOND 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.

**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

SECOND 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 A ONLINE PUBLIC SALE www.storagetreasures.com ON January 13th , 2024 AT OR AFTER: 11:00 AM. EST.

Dec. 29, 2023; Jan. 5, 2024

23-02131P

SECOND 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.

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

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

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.

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 ALLAN 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: fmail@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA003267CAAXES NEIGHBORHOOD MORTGAGE SOLUTIONS, LLC, Plaintiff, vs.

ESTATE OF EDWARD V. SEARLES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED; EDWARD GENE SEARLES; LAURA LYNN BULMER; SHELLY MARIE SABUDA F/K/A SHELLY MARIE BULMER; LISA ANNETTE BULMER; ELIZABETH LUCILLE SWANK; KENNETH MARVIN FERN; WILLIAM FRANK FERN, JR.; SUNCOAST CREDIT UNION; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, 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, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED; EDWARD GENE SEARLES; LAURA LYNN BULMER;

SHELLY MARIE SABUDA F/K/A SHELLY MARIE BULMER; LISA ANNETTE BULMER; ELIZABETH LUCILLE SWANK; KENNETH MARVIN FERN; WILLIAM FRANK FERN, JR.; SUNCOAST CREDIT UNION; UNKNOWN TENANT(S) IN POSSESSION #1 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 PH-097748BFL.

If you are a person claiming a right to funds remaining after the sale, you

must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City

Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: 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

SECOND 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

HOW TO PUBLISH YOUR

LEGAL NOTICE  
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option  
OR  
e-mail legal@businessobserverfl.com





## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2023CA004717CAAXES**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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**

**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

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) 2023CA004717CAAXES  
 12-20-2023 02:54 PM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2023CA004717CAAXES  
 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

## SECOND 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 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.  
 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. Messenger  
 Tara L. Messenger, Esq.  
 Florida Bar No. 0059454  
 fpleadings@ghidottiberger.com  
 Dec. 29, 2023; Jan. 5, 2024  
 23-02107P

## SECOND 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  
 23-02126P

## SECOND 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

theThe 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

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 SAULTON 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. Messenger  
 Tara L. Messenger, Esq.  
 Florida Bar No. 0059454  
 fpleadings@ghidottiberger.com  
 Dec. 29, 2023; Jan. 5, 2024  
 23-02107P

## 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. 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 CHAPPEL, 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

## 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. 2022CA001887CAAXES**  
**Trust 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 Trust 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

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS FOLLOWS: MAKE 2001 JACOBSEN HOMES TITLE NUMBER 83093210 & 83093246; VEHICLE IDENTIFICATION NUMBER JAC-FL22517A & JACFL22517B.  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this 26th day of December, 2023.  
 BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 2001 NW 64th St, Suite 130  
 Ft. Lauderdale, FL 33309  
 Phone: (954) 618-6955, ext. 4766  
 Fax: (954) 618-6954  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 Case No. 2022CA001887CAAXES  
 File # 22-F00966  
 Dec. 29, 2023; Jan. 5, 2024  
 23-02128P

## SECOND 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: Kadijah 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:  
 VIN BMW 3 Series,  
 VIN WBA8A9C58JAH14109  
 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

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 512023CP001514CPAXWS**  
 IN RE: ESTATE OF  
**MICHAEL ANTHONY PALANCIA Deceased.**  
 The administration of the estate of Michael Anthony Palancia, deceased, whose date of death was December 8, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, 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 29, 2023.  
**Personal Representative:**  
 /s/ Joseph Palancia  
**Joseph Palancia**  
 25 Evan Ct  
 Middletown, New York 10940  
 Attorney for Personal Representative:  
 /s/ Lesly Longa Vaillancourt  
 Lesly Longa Vaillancourt  
 E-mail Addresses: les@longalaw.com, diana@longalaw.com  
 Florida Bar No. 44518  
 Longa Law Firm, P.A.  
 400 N Ashley Dr, Suite 1900  
 Tampa, Florida 33602  
 Telephone: (813) 421-0190  
 Dec. 29, 2023; Jan. 5, 2024  
 23-02124P