

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA003908
AMERISAVE MORTGAGE CORPORATION,
Plaintiff, VS.
JOHN A. BYRNE; et al.,
Defendant(s).
 TO: John A. Byrne
 Last Known Residence: 15733 Stable Run Drive Spring Hill, FL 34610
 TO: Unknown Spouse of John A. Byrne
 Last Known Residence: 15733 Stable Run Drive Spring Hill, FL 34610
 TO: Unknown Tenant #1
 Last Known Residence: 15733 Stable Run Drive Spring Hill, FL 34610
 TO: Unknown Tenant #2
 Last Known Residence: 15733 Stable Run Drive Spring Hill, FL 34610
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
 LOT 3, BLOCK 5, LONE STAR

TOWNHOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGES 7 THROUGH 14, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before February 13th, 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 January 4th, 2024.
 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
 1100-847B
 Ref# 6377
 January 12, 19, 2024 24-00039P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-001127-CPAX-WS
IN RE: ESTATE OF FRANZ JOSEPH KAISER,
a/k/a Franz Kaiser,
a/k/a Frank Kaiser,
Deceased.

The Administration of the Estate of Franz Joseph Kaiser, deceased, whose date of death was May 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, 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 12, 2024.
Personal Representative:
Bonnie Anne Kaiser
 4626 Hazel Street
 Flower Mound, Texas 75028
 Attorney for Personal Representative:
 Cyrus Malhotra
 Florida Bar No. 0022751
 THE MALHOTRA LAW FIRM P.A.
 Attorneys for Petitioner
 3903 Northdale Blvd., Suite 100E
 Tampa, FL 33624
 Telephone: (813) 902-2119
 Fax Number: (727)290-4044
 Email:
 filings@FLprobatesolutions.com
 Secondary:
 sandra@FLprobatesolutions.com
 January 12, 19, 2024 24-00050P

FIRST INSERTION

NOTICE TO CREDITORS
 (Single Personal Representative)
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
File No.: 2023CP001888CPAXWS
Probate Division:
IN RE: THE ESTATE OF CHARLENE WALSH,
Deceased.

The administration of the Estate of CHARLENE WALSH, deceased, whose date of death was July 21, 2022, File Number: as referenced above, 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 Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 12, 2024.
Personal Representative:
 /s/
TERI L. JENSEN
 806 E Windward Way, #503
 Lantana, FL 33462
 Attorney for Personal Representative:
 /s/ Adam S. Gumson
 ADAM S. GUMSON
 JUPITER LAW CENTER
 RiverPlace Professional Center
 1003 W. Indiantown Road - Suite 210
 Jupiter, Florida 33458-6851
 Telephone : (561) 744 - 4600
 Florida Bar No.: 906948
 E-mail: asg@jupiterlawcenter.com
 January 12, 19, 2024 24-00058P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-001966-WS
IN RE: ESTATE OF PATRINA MAGEE a/k/a
PATRINA ANN MAGEE,
Deceased.

The administration of the estate of Patrina Magee aka Patrina Ann Magee, deceased, whose date of death was September 17, 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 34653. 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 12, 2024.
Personal Representative:
Sherri M. Koper
 2918 N. Massachusetts Avenue
 Tampa, Florida 33602
 Attorney for Personal Representative:
 Jeffrey A. Herzog, Attorney
 Florida Bar Number: 16089
 LAW OFFICES OF
 JEFFREY A. HERZOG, P.A.
 3106 Alternate US 19
 Palm Harbor, Florida 34683
 Telephone: (727) 789-4000
 Fax: (727) 789-4002
 E-Mail: service@jherzoglaw.com
 Secondary E-Mail:
 probate@jherzoglaw.com
 January 12, 19, 2024 24-00066P

FIRST INSERTION

NOTICE TO CREDITORS
 (Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2023-CP-2113-WS
IN RE: ESTATE OF ALTHEA M. STAUFFER
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 ALTHEA M. STAUFFER, deceased, File Number 51-2023-CP-2113-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was October 16, 2023; that the total value of the estate is \$10.00 and that the

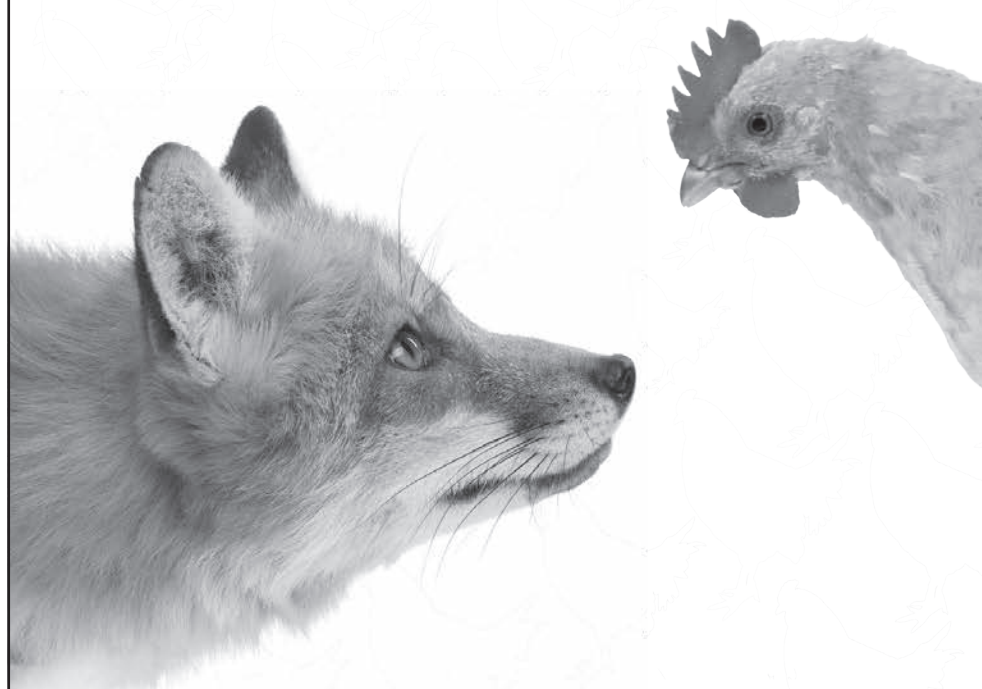
names and addresses of those to whom it has been assigned by such order are:
 Name Address
 Jennifer Hewett
 4421 Summerlake Dr.
 New Port Richey, FL 34653
 Rebecca Booth
 18422 Waydale Loop
 Hudson, FL 34667
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the decedent and 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. NOT-

WITHSTANDING 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 January 12, 2024.
Person Giving Notice:
JENNIFER HEWETT
 4421 Summerlake Dr.
 New Port Richey, Florida 34653
 Attorney for Person Giving Notice
 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 12, 19, 2024 24-00068P

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP002034CPAXWS
IN RE: ESTATE OF SAMMIE HALL, JR.,
Deceased.

The administration of the estate of SAMMIE HALL, JR., deceased, whose date of death was October 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3894. 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: January 12, 2024.
ANTHONY HALL
Personal Representative
 2304 Deerfield Chase
 Conyers, GA 30013
 CHRISTOPHER H. NORMAN
 Florida Bar No. 821462
 MORGAN A. ROBINSON
 Florida Bar No. 1038923
 Attorneys for Personal Representative
 Hines Norman Hines, PL
 315 South Hyde Park Avenue
 Tampa, FL 33606
 Telephone: 813-251-8659
 Email: mrobinson@hnh-law.com
 January 12, 19, 2024 24-00057P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-002048
IN RE: ESTATE OF ANNE SERBAY DESIMONDE
Deceased.

The administration of the estate of Anne Serbay DeSimonde, deceased, whose date of death was August 11, 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 12, 2024.
Personal Representative:
Sam DeSimonde
 6038 River Road
 New Port Richey, Florida 34652
 Attorney for Personal Representative:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 Telephone: (727) 842-1001
 January 12, 19, 2024 24-00070P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-1874
IN RE: ESTATE OF JOSE E. NUNEZ,
aka JOSE ELPIDIO NUNES
ALVAREZ
Deceased.

The administration of the estate of JOSE E. NUNEZ, also known as JOSE ELPIDIO NUNES ALVAREZ, deceased, whose date of death was June 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade city, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: January 12, 2024.
JAQUELIN NUNEZ
Personal Representative
 4761 San Martino Drive
 Wesley Chapel, FL 33543
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.L.C.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrvera@hnh-law.com
 January 12, 19, 2024 24-00067P

