PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000144TDAXXX NOTICE IS HEREBY GIVEN, That VINOD GUPTA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1406262 Year of Issuance: 06/01/2015 Description of Property:

16-25-17-0080-13100-0080 MOON LAKE ESTATES UNIT 8 PB 4 PG 98 LOTS 8 & 9 BLOCK 131 OR 8255 PG 1076 OR 9341 PG 2238

Name(s) in which assessed: BEATRICE A FRENCH DECEASED JOHN H FRENCH

KELLY A DAVIDSON All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 25, 2024 at 10:00 am. January 8, 2024

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk January 12, 2024 24-00064P

FIRST INSERTION

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

2T1BURHE2GC704234 2016 TOYT ${\rm KMHCT5AE9FU208788~2015~HYUN}$ January 12, 2024 24-00059P

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 Altec Ltd. located at 26843 Evergreen Chase Dr. in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of

State, Tallahassee, Florida.

Dated this 5th day of January, 2024. Gregory Gilmour

January 12, 2024

FIRST INSERTION

24-00060P

Notice of Meeting of the Board of Supervisors of North AR-1 of Pasco Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the North AR-1 of Pasco Community Development District (the "District") will hold a special meeting on ${\bf January\,22,2024}$ at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Copies of the agenda will be available by emailing the District Manager at heather@breezehome.com. The District Manager's office can be reached telephonically at (813)565-4663.

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 in progress without additional notice to a date time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Heather Dilley District Manager January 12, 2024

24-00071P



FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78 Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply' February 5, 2024

Muirfield Inc., 28739 State Road 54 W., Wesley Chapel, Fl. 2000 FORD 1FTZX1722YNA75636

January 12, 2024 24-00054P

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 01/27/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida

1FAFP13P5XW127909 1999 FORD 5N1BV28U94N326879 2004 NISS January 12, 2024

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Diversified Resources located at 20406 Falling Rock Dr, in the County of Pasco, in the City of Land O Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 3rd day of January, 2024. Kathryn Travers

January 12, 2024 24-00056P

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 Matrixx Consulting Services located at 26843 Evergreen Chase Dr. in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of January, 2024. Gregory Gilmour

January 12, 2024

24-00061P

FIRST INSERTION

Date: January 8, 2024 Conditional Use Permit for Bed and Breakfast To Whom it may concern:

The purpose of this letter is to inform you of a neighborhood meeting concerning property located at 37749 Southview Avenue, Dade City, Florida 33525. The owner of the subject property is proposing:

Conditional Use Permit Approval for a Bed and Breakfast Inn

Meeting to inform nearby property owners about these permit applications for conditional use and receive any comments. A Neighborhood Meeting will be held:

Date: Monday, January 29th, 2024 Location: Hugh Embry Library 14215 4th St, Dade City, FL 33523, Time: 5:30-7:30 p.m.

Should you have any questions, please feel free to attend the Neighborhood Meeting or contact, me at 813-991-6258 or $\underline{SWIMKIDSUSA@AOL.COM}$. Sincerely,

Homeowner

January 12, 2024 24-00063P

FIRST INSERTION NOTICE UNDER FICTITIOUS

NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Atlantic505 Consulting, located at 4438 Turner Bend, in the City of Land O lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State, Tal-

lahassee. Florida Dated this 6 of January, 2024. William Scott Groner 4438 Turner Bend Land O lakes, FL 34638 January 12, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

CASE No. 2023-CP-001778-CPAXES IN RE: ESTATE OF GERALD JAMES KENNEDY Deceased.

The administration of the estate of Gerald James Kennedy, deceased, whose date of death was September 10, 2022, is pending in the Circuit Court for Pasco, Florida, Probate Division, the address of which is Clerk of Circuit Court - Pasco County, Attn: Probate Division, 38053 Live Oak Avenue, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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: /s/ Marcia Blount Marcia Blount

9104 Shadow Pond Ct. Odessa, FL 33556 Attorney for Personal Representative: /s/ Robert D. King, Esq. Robert D. King, Esq Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd Pinellas Park, Florida 33781 January 12, 19, 2024 24-00049P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 512023CP002051CPAXWS

IN RE: ESTATE OF

JAMES EDWARD LAPPERT III

Deceased.

The administration of the estate of JAMES EDWARD LAPPERT III, de-

ceased, whose date of death was March

7, 2023, is pending in the Circuit Court

for Pasco County, Florida, Probate Di-

vision, the address of which is PO Box

338, New Port Richey, Florida 34656-

0338. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

DORIS LAPPERT

7513 Christina Lane

Port Richey, Florida 34668

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 12, 2024.

JENNY SCAVINO SIEG

SIEG & COLE, P.A.

Trinity, FL 34655

2945 Defuniak Street

Fax: (727) 264-0610

Secondary E-Mail:

Florida Bar Number: 117285

Telephone: (727) 842-2237

eservice@siegcolelaw.com

January 12, 19, 2024

E-Mail: jenny@siegcolelaw.com

24-00052P

Attorney

OF THIS NOTICE ON THEM.

forth below

NOTICE.

BARRED.

FIRST INSERTION

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

MARK STEVEN DEAUGUSTINO, Deceased, whose date of death was November 24, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Probate Dept. Dade City, Fl. 33523-3805. The names and addresses of the personal representative and the personal repre-

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

notice is January 12, 2024.
SUZANNE DEAUGUSTINO,

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com January 12, 19, 2024

24-00045P

PROBATE DIVISION

File No. 2023CP002007CPAXES IN RE: ESTATE OF MARK STEVEN DEAUGUSTINO,

Deceased. The administration of the estate of sentative's attorney are set forth below.

THIS NOTICE ON THEM.

ER BARRED.

DATE OF DEATH IS BARRED. The date of first publication of this

> Susan Shay Herbert Personal Representative

> > Largo, Florida 33774 David A. Hook, Esq. E-mail Addresses samantha@elderlawcenter.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652Telephone: (727) 842-1001 January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-CP-002015 IN RE: ESTATE OF JUANITA LOUISE HERBERT Deceased.

The administration of the estate of Juanita Louise Herbert, deceased, whose date of death was August 8, 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

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: 13205 Whispering Palms Place SW #808

Attorney for Personal Representative: courtservice@elderlawcenter.com, 24-00047P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-1711 IN RE: ESTATE OF PATTI R. WITHERS

Deceased. The administration of the estate of Patti R. Withers, deceased, whose date of death was April 16, 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, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: /s/ Karen S. Withers Karen S. Withers 63 W Street

Auburn, New York 13021

Attorney for Personal Representative: /s/ Karina N. Leon Karina N. Leon Attorney Florida Bar Number: 1033856 THE KARNIEWICZ LAW GROUP 1211 W Fletcher Ave Tampa, Florida 33612 Telephone: (813) 962-0747 Fax: (813) 962-0741 E-Mail: karina@tklg.net Secondary E-Mail: judy@tklg.net

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

51-2023-CP-001894-WS IN RE: ESTATE OF HARLOW ARTHUR MARTIN Deceased.

The administration of the estate of Harlow Arthur Martin, deceased, whose date of death was October 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Wendy F. Higgins Petitioner 11121 Salt Tree Lane Port Richey, Florida 34668 WILLIAMS & DODDRIDGE PA

Ryan A. Doddridge Florida Bar No. 74728 Attorney for Petitioner 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Email Address: ryan@flprobatetrustlaw.com Secondary Email Address: stacey@flprobatetrustlaw.com 24-00062P January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2072 IN RE: ESTATE OF MICHAEL P. OLINGER

Deceased. The administration of the estate of MI-CHAEL P. OLINGER, deceased, whose date of death was November 25, 2023. is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative: MADONNA M. TALLEY A/K/A DONNA TALLEY

12330 Patterson Ave., #343 Richmond, VA 23238 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 376-3330 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary E-Mail: service@garyldavislaw.com January 12, 19, 2024 24-00046P

FIRST INSERTION

24-00048P

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

PROBATE DIVISION File No. 23-CP-002099 IN RE: ESTATE OF LAUREL R. MOREY

Deceased.The administration of the estate of LAUREL R. MOREY, deceased, whose date of death was October 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 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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 12, 2024.

Personal Representative(s): Jeanette Snelling 9908 Balsaridge Ct.

Trinity, FL 34655 Attorney for Personal Representative(s): DENISE N. MURPHY, ESQUIRE 531 Main Street, Suite F Safety Harbor, FL 34695 Phone: (727) 725-8101 Primary: denise@denisemurphypa.com Secondary: angela@denisemurphypa.com

Florida Bar No: 0119598 January 12, 19, 2024 24-00051P

32

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 RE-CORDED 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

24-00039P

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1100-847B Ref# 6377

January 12, 19, 2024

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) it has been a line to the summary Administration it has been at the summary Administration it has been at the summary Administration in the s

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

Name Address Jennifer Hewett 4421 Summerlake Dr. New Port Richey, FL 34653 Rebecca Booth 18422 Waydale Loop Hudson, FL 34667

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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

No.: 2023CP001888CPAX
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 $\S733.702$ 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.

this Notice is January 12, 2024. Personal Representative:

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

 $\hbox{E-mail: asg@jupiterlawcenter.com}$

Florida Bar No.: 906948

January 12, 19, 2024

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

NOTICE.

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

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

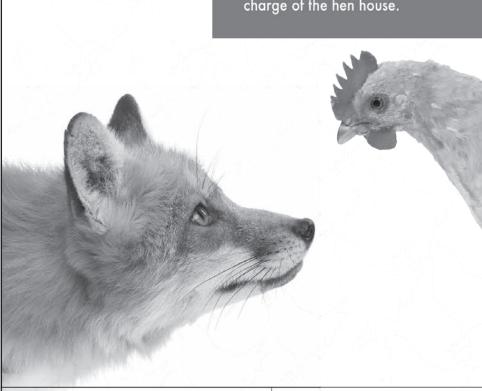
2918 N. Massachusetts Avenue Tampa, Florida 33602 Attorney for Personal Representative: Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF JEFFREY A. HERZOG, P.A. 3106 Alternate US 19 Palm Harbor, Florida 34683 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: probate@iherzoglaw.com January 12, 19, 2024 24-00066P

REACH THE PUBLIC, EVERYONE BENEFITS.

WHEN PUBLIC NOTICES

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

SP13859



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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: mrobinson@hnh-law.com January 12, 19, 2024 24-00

Hines Norman Hines, PL

FIRST INSERTION

24-00058P

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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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:

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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

Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com

jrivera@hnh-law.com January 12, 19, 2024 24-00067P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.:

2023CA003490CAAXWS NATIONAL JUDGMENT RECOVERY AGENCY, INC. Plaintiff, vs. BRIAN GARRIGA and UNKNOWN TENANT(S)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Summary Judgment of Foreclosure dated this November 29, 2023, entered in Civil Case No. 2023CA003490CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NATIONAL JUDGMENT RECOV-ERY AGENCY, INC. is Plaintiff and BRIAN GARRIGA and UNKNOWN TENANT(S) n/k/a Joshua Zarrett are Defendants.

I will sell to the highest bidder for cash, online at www.pasco.realforeclose. com in accordance with Florida Statutes Section 45.031, at 11:00 a.m. on the 29th day of January 2024, the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Lot 2005, REGENCY PARK UNIT THIRTEEN, according to the map or the plat thereof re corded in Plat Book 16, Page 65 and 66, of the Public Records of

Pasco County. Property Address: 9004 Hunt Club Lane, Port Richey FL 34668

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2023CA000320CAAXES

Freedom Mortgage Corporation,

Renato Simon Beauchamp Tirado,

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2023CA000320CAAXES of the Circuit Court of the SIXTH Ju-

dicial Circuit, in and for Pasco County,

Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Renato

Simon Beauchamp Tirado; Unknown

Spouse of Renato Simon Beauchamp

Tirado; Hidden River Homeowners As-

sociation, Inc. are the Defendants, that

Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest

and best bidder for cash at, www.pasco.

realforeclose.com, beginning at 11:00 AM on the 4th day of June, 2024, the

following described property as set

PHASE 2, ACCORDING TO THE

PLAT THEREOF AS RECORD-ED IN PLAT BOOK 79, PAGE 102, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

surplus from the sale, if any, other than

forth in said Final Judgment, to wit: LOT 274, OF HIDDEN RIVER

et al..

FIRST INSERTION

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 sixty (60) days after the sale.

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 trans-

Dated this 9th day of January, 2024. M.A. Dinkin Law Firm, P.L.L.C. Mitchell A. Dinkin, Esquire Florida Bar No.: 0975125 Attorney for Plaintiff NATIONAL JUDGMENT RECOVERY AGENCY, 3319 S.R. 7, Suite 303 Wellington, FL 33449 Tel. (561) 207-7684

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 disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Public Information

Dept,. Pasco County Government Cen-

ter, 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 noti-

fication if the time before the sched-uled appearance is less than 7 days; if

you are hearing impaired call 711. The

court does not provide transportation and cannot accommodate for this ser-

vice. Persons with disabilities needing

transportation to court should contact their local public transportation pro-

viders for information regarding trans-

portation services.
Dated this 2nd day of January, 2024.

BROCK & SCOTT, PLLC

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4766

FLCourtDocs@brockandscott.com By /s/Justin J. Kelley

24-00041P

Attorney for Plaintiff 2001 NW 64th St,

Fax: (954) 618-6954

Justin J. Kelley, Esq.

File # 23-F00112

Florida Bar No. 32106

January 12, 19, 2024

NOTICE. ALL CLAIMS NOT FILED WITHIN Fax: (561) 612-7807 THE TIME PERIODS SET FORTH January 12, 19, 2024 24-00069P

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO, FLORIDA

PROBATE DIVISION

FILE NO. 51-2023-CP-0478-ES

IN RE: ESTATE OF

RICHARD THOMAS VICK A/K/A

RICHARD T. VICK

DECEASED.

The administration of the estate of

Richard Thomas Vick a/k/a Richard

T. Vick, deceased, whose date of death

was September 9, 2022, is pending

in the Circuit Court for Pasco County,

Florida, Probate Division, the address

of which is 7530 Little Road, New Port

Richey, Florida 34654. The names and

addresses of the personal representative and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

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. Signed on this 22 day of August, 2023.

/s/ Linda Sokol Linda Sokol

/s/ Rvan A. Doddridge Ryan A. Doddridge, Esq. Attorney for Petitioner Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: rvan@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com

2023./s/ William G. Vick William G. Vick /s/ Raleigh W. Greene, IV Raleigh W. Greene, IV, Esq. Attorney for William G. Vick Florida Bar Number: 93584 Greene & Greene, Attorneys at Law 401 Fourth Street North

Signed on this 2nd day of October,

St. Petersburg, Florida 33701 (727) 821-2900 (Tel) bgreene@greenelegalfirm.com January 12, 19, 2024 24-00053P FIRST INSERTION

PASCO COUNTY

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

CASE NO.: 2021-CA-002477 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v. LUIS CARLOS VILLALTA, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on February 5, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 459, EMBASSY HILLS UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11, Page 119, of the Public Records of Pasco County, Florida.

Property Address: 7121 Oakshire Dr, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 3rd day of January, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave. Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-00044P January 12, 19, 2024

FIRST INSERTION

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

CASE NO: 23-CC-2850 ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation, Plaintiff, vs. OCNEL METELLUS and ANY UNKNOWN OCCUPANTS IN

Defendants.
NOTICE IS HEREBY GIVEN to the Summary that, pursuant Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida

POSSESSION,

described as:

Lot 4, Block 3, ABERDEEN PHASE TWO, according to the plat thereof as recorded in Plat Book 44, Pages 72-74, of the Public Records of Pasco County, Florida. With the following street address: 5251 Treig Lane, Wesley Chapel, Florida, 33545.

at public sale, to the highest and best bidder, for cash, at www.pinellas. realforeclose.com, at 10:00 A.M. on February 8, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds $\,$ as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 2nd day of January, 2024. NIKKI ALVAREZ-SOWLES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff

Aberdeen Homeowners Association of Pasco, Inc. 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698

Telephone: (727) 738-1100 January 12, 19, 2024 24-00043P

FIRST INSERTION

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09.

Florida Statutes

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the fictitious name of

KiKi's Ice Cream Clothing located at 5550 Magdelene Way, in the County of

Pasco, in the City of Zephryhills, Florida

 $33541\,\mathrm{intends}$ to register the said name

with the Division of Corporations

of the Florida Department of State,

Tallahassee, Florida.

Dated at Zephryhills, Florida, this

24-00073P

10th day of January, 2024.

N3KIT LLC

January 12, 2024

NOTICE TO CREDITORS Decedent's Trust Estate
STATE OF FLORIDA PROBATE COURT COUNTY OF PASCO Decedent: PATRICIA A. STEGLER

TO ALL CREDITORS: * NOTICE TO CREDITORS: The decedent, PATRICIA A. STEGLER, who lived at 37530 Daybright Ln Zephyrhills, Florida 33541 died September 27, 2023. There is no probate estate.

Date of Birth: December 10, 1943

Creditors of the decedent are notified that all claims against the PATRICIA A. STEGLER or THE PATRICIA A. STEGLER IRREVOCABLE TRUST dated July 12, 2002, as amended and restated in total on March 11, 2011,and October 19, 2016, will be forever barred unless presented to Christina M. Lapastora, the named successor trustee within 4 months after the date of publication of this notice. Morgan Rogalke Scime P83981

Attorney name DeMent and Marquardt, PLC 211 E. Water Street, Suite 401 Kalamazoo, MI 49007 (269) 343-2106 January 10, 2024

Christina M. Lapastora Trustee Name 37530 Daybright Ln Zephyrhills, FL 33541 (269) 327-0416 January 12, 2024

24-00072P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018-CA-000005 WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, PANKAJ PATEL; ALPA P. PATEL; PANKAJ PATEL AS TRUSTEE OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSLT-10-206; THE UNKNOWN SETTLORS/BENEFICIARIES OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSLT-10-206; REGIONS BANK,

Defendants. NOTICE IS HEREBY GIVEN, in accordance with Uniform Final Judgment of Foreclosure entered on January 11, 2023 in Case No. 2018-CA-000005 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida and the Order Granting Plaintiff's Motion to Reset Sale entered on January 3, 2024, wherein Wilmington Trust, N.A., not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 is the Plaintiff and Pankaj Patel; Alpa P. Patel; Pankaj Patel As Trustee Of The Land Trustee Dated 10/24/2016 Numbered No. Sslt-10-206; The Unknown Settlors/Beneficiaries Of The Land Trustee Dated 10/24/2016 Numbered No. Sslt-10-206; Regions Bank are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, on the Clerk's website for online auctions at 11:00 AM, on February 6, 2024, the following described property as set forth in said Order of Final Judgment, to wit: LOT 26, CITRUS TRACE 3,

ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 43 TO 45, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

ID: 05-26-20-0020-00000-0260

Property Address: 29341 RHO-DIN PL., WESLEY CHAPEL, FL 33544 IF YOU ARE A PERSON WITH A

DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR

VOICE IMPAIRED, CALL 711. Date: January 3, 2024 ATLAS | SOLOMON, PLLC Counsel for Plaintiff By: /s/ Dorothy Ann A. Dlugolecki, Esq. Eric M. Levine, Esq. Florida Bar No. 64357 Eric S. Matthew, Esq. Florida Bar No. 26539 Dorothy Ann A. Dlugolecki, Esq. Florida Bar No. 1022496 819 SW Federal Highway, Suite 301 Stuart, FL 34994 Tel: (772) 247-0157 E-mail:

servicemailbox@atlas-solomon.com

24-00040P

January 12, 19, 2024

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021CA001708CAAXES THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO

ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE. NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES,

SERIES 2000-3, Plaintiff, v. EDWIN M. BROCK; UNKNOWN SPOUSE OF EDWIN M. BROCK; GLEN A. BROCK; ELIZABETH L. BROCK; CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; 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: UNKNOWN TENANT #1;

UNKNOWN TENANT #2, Defendant(s), NOTICE IS HEREBY

pursuant to an Order dated December 18, 2023 entered in Civil Case No. 2021CA001708CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-3, Plaintiff and EDWIN BROCK; GLEN A. BROCK; ELIZABETH L. BROCK; CLERK

FIRST INSERTION OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; UNKNOWN TENANT #1 are defendants, Nikki

Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on February 20, 2024 the following described property as set forth in said Final Judgment, to-wit: COMMENCE AT THE NORTH-

EAST CORNER OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION TOWNSHIP 24 SOUTH, RANGE 21 EAST, RUN THENCE WEST ALONG THE SECTION LINE 1155 FEET, THENCE SOUTH 319.54 FEET, THENCE EAST 243.00 FEET (CALCU-LATED) TO THE POINT OF BEGINNING; THENCE CON-TINUE EAST 62.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE 154.33 FEET: THENCE WEST 203 31 FEET; THENCE NORTH 133.40 FEET; THENCE EAST 57.70 FEET: THENCE SOUTH 79.40 FEET; THENCE EAST 83.61 FEET; THENCE NORTH 100.33 FEET TO THE POINT OF BE-GINNING.

SUBLECT PARCEL AS DE-SCRIBED ABOVE IS SUBJECT TO A 35 FOOT WIDE INGRESS TO A 35 FOOT WIDE INGRESS
AND EGRESS EASEMENT
OVER AND ACROSS THE
NORTH 35 FEET THEREOF.
TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME: MODEL 2000 OAKHAV-EN. SERIAL NUMBERS 8U20140MA & 8U620140MB. LENGTH 66 FT WIDTH 28 FT. THE IMPROVEMENTS THERE-ON BEING KNOWN AS 14915 DOUGLAS STREET, DADE CITY, FLORIDA - 33525 Property Address: 14915 Douglas

Street, Dade City, FL 33525ANY PERSON CLAIMING 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 UN-CLAIMED.

THE COURT, IN ITS DISCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in or der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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. Kelley Kronenberg 10360 West State Road 84

Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M2000235-JMV Case No.: 2021CA001708CAAXES January 12, 19, 2024

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale,

Estate & Courtrelated notices

> We offer 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

SUBSEQUENT INSERTIONS

SECOND 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 $Keep \quad at \quad www. Storage Treasures.com$ 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.

<u>Name</u>	<u>Unit</u>
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

SECOND 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.

U-Stor, (United Pasco) 11214 US Hwy 19 North

Port Richey, FL 34668 at 10:00 AM B396 Patrick Dowd B330 Brian Weaver Donald Andrushko B490-491 Desiree Lowry B99 B83 Sonia Ramirez B285 Brienne Torneo Immediately Following at

U-Stor Zephyrhills $36654~\mathrm{SR}~54$ Zephyrhills, FL 33541 Kenneth Cain G7 I23 Chy'ara Ellison Jeffrey Ledford C29 F15 Herme Perez D19AC Cynthia Rodriguez

January 5, 12, 2024 24-00034P

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

SECOND 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.

Unit Name Halee E. Cooper 308 Kalliopi Lempidakis 193 Jayme L. Wells 21 January 5, 12, 2024

24-00033P

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. 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, GRANTEES, 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, GRANTEES, 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, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com

20-079654 - NaC

January 5, 12, 2024

SECOND 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, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN VAONAKIS AKA JOHN M. VAONAKIS, DECEASED

Defendant(s).

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS TRUSTERS ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOHN VAONAKIS AKA JOHN M. VA-ONAKIS, DECEASED

Publish Last Known Address: Current Address: Unknown

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

PARCEL 1:

 $\begin{array}{cccc} \text{LOT 2, 3 AND LOT 4, LESS THE} \\ \text{SOUTH} & 25 & \text{FEET,} & \text{BLOCK} & \text{C,} \end{array}$ 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

PARCEL 2: LOT 8, JANCZLIK SUBDIVI-SION, 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 34652has 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

24-00030P

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities

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

Public Information Dept., Pasco County Government Center, 7530 Little w 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

24-00036P

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

SECOND 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 Daphane Ste-

vens, 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, includ-

ing dismissal or striking of pleadings. Dated: January 2, 2024

Jan. 5, 12, 19, 26, 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

24-00038P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $6\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY. FLORIDA

CASE No. 2023 CA 004887 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-5. Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID F. GIBSON

AKA DAVID FRANCIS GIBSON,

DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2023 CA 004887 of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein, U.S. BANK NATION-AL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDI-NATE PASS-THROUGH CERTIFI-CATE TRUST 2000-5, Plaintiff and UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID F. GIBSON AKA DAVID FRANCIS GIBSON, DECEASED, et al., are Defendants, Clerk of the Court

Nikki Alvarez-Sowles Esq. will sell to

the highest bidder for cash at WWW. PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 31st day of January, 2024 the following de-

scribed property: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK C, GULF COAST ACRES ADDITION. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 145 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89° 39' 17 EAST, ALONG THE SOUTH-ERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 161.18 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 0° 11' 30" EAST, 130.29 FEET; THENCE NORTH 89°40' 07" EAST, 161.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 4; THENCE SOUTH 0° 10' 58" WEST, 130.25 FEET TO THE SOUTHEAST COR-NER OF SAID LOT 4; THENCE SOUTH 89° 39' 17" WEST, 161.19 FEET TO THE POINT OF BEGINNING. THE WESTERLY 25.0 FEET

THEREOF BEING RESERVED AS ROAD RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR DRAINAGE AND/ OR UTILITIES PURPOSES. TOGETHER WITH A 1999 MANUFACTURED BEARING SERI-HOME. AL#: PH0911337AFL AND PH0911337BFL; TITLE#:

82156665 AND 82156699

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 27th 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: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 32875.2313 / JSchwartz January 5, 12, 2024 24-00015P

SECOND 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.storagetreasures.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.storagetreasures.com.

01077 - Trainer, Clayton; 02026 - Wisnewski, John; 02069 - Kuczynski, Stan; 03035 - Sumner, Bart; 03068 - BALL, ALINE FAITH; 03149 - Commander, Jullian; 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.storagetreasures.com.

148 - nellon, 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.storagetreasures.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, Ki 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, Latoya; B118 - BOWERS, ZACHARY; B153 - Mahone, Matthew; B170 - Stull, Laurie; B211 - abrell, judith; B227 - Sullivan, Megan; D127 - 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.storagetreasures.com.

1006 - burgess, Dwayne; 1204 - Riccardi-Sirico, D'Anna; 1388 - Sternad, Charlene; 2203 - Henk, Scott; 2504 - Auberon, Arabella PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 11:45 AM Sale to be held at www.storagetreasures.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.storagetreasures.com OA113 - Galicia, Jonathan; OA153 - Steinquist, Linda; OA160 - Popovich, George; OA204 - leali, Jennifer; OA219 - Tucker, Erica; OB121 - dent, Steven; OC015 - valenzano, Angela; OC044 - Meredith, Justin; OC118 - Larry, Shanetra; OC19 - Boykins, Dan; OC127 - Lynch, Pam; OD047 - S.Delgado, Daisy; OE013 - Power, Todd; OE113 - Castrechino, Kenneth; OE137 - hanna, Aidan; OE164 - Rivera, Michelle; OE176 - Traugh, Vicky; OE234 - opyoke, john; OE243 - 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.storagetreasures.com.

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

 $PUBLIC\,STORAGE\, \sharp\, 27103, 11435\,\,US\,\,Highway\, 19, Port\,\,Richey, FL\,\, 34668, (727)\,\, 478-2059\,\, Time; 12:30\,\,PM\,\, 12:30\,\,PM\,\, 12:30\,\,PM\,\, 13:30\,\,PM\,\, 13:30\,\,PM\,\,$ Sale to be held at www.storagetreasures.com

1062 - Phillips, Vanessa; 1078 - Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - Hernandez, Gianni; 1117 - Rayford, Howard; 1167 - Paulton, Julie; 1181 - Hicks, Avera, Casey; 1109 - HicksAshley; 1214 - Russella, James; 1218 - Green, Melissa; 2065 - Couture, Brianna; 2209 - Elliott, Crystal; 3008 - Tscheremischin, Viktor: 3017 - Drake, Alyssa: 3037 - Rover, Dawn: 3041 - smith, justin: 3042 - Starling, Thomas: 3061 - Haieb, 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.

HOW TO PUBLISH YOUR

CALL 941-906-9386

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



SECOND 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 AL-FRED 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 $338,\,\mathrm{New}$ 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

SECOND 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

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: swscott@virtuallawoffice.com Secondary Email:

24-00027P

wlawmedicaid@gmail.com

SECOND 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 DA-VID A. HILL, deceased, whose date of death was November 2, 2023 and whose Social Security Number is xxxxx-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

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

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 24-00003P January 5, 12, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2023-CP-002066-WS 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING 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 DÁVID 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 SECOND 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@srblawvers.com Secondary Email: angelica@srblawyers.com 24-00001P January 5, 12, 2024

SECOND 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

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

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

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

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,

Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com January 5, 12, 2024

SECOND INSERTION

PASCO COUNTY

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 Annutalaga 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 24-00023P January 5, 12, 2024

SECOND 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 MA-RIE BORING D'ALESSIO, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division. the address of which is P.O. Drawer $338,\,\mathrm{New}$ Port Richey, FL 34656--0338.The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is 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

SECOND 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

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

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

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

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

The date of first publication of this notice is 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: jeffreyg@jpfirm.com Secondary E-Mail: angelam@jpfirm.com January 5, 12, 2024

SECOND 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 REFORE 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 defile their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Addresses: $courts ervice @\,elder law center.com,$ 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

THIRD 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:

2018 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 de-

manded 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 Ref# 6328

Dec. 29, 2023; Jan. 5, 12, 19, 2024 23-02119P

SECOND 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 attor-

ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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.

and persons having claims or demands against the decedent's estate, including unmatured, 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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

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

SAVE TIME E-mail your Legal Notice



legal@businessobserverfl.com

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 cause 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:

PARCEL NO.36, THE SOUTH 132.32 FEET OF THE NORTH 396.96 FEET OF THE WEST 165.01 FEET OF THE EAST 825.06 FEET OF THE NW 1/4 OF THE SE 1/4 SECTION 35. TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA. THE WEST 15.00 FEET OF THE HEREIN DE-SCRIBED PARCEL BEING RE-SERVED AS AN EASEMENT FOR ROAD RIGHT OF WAY. TOGETHER WITH THAT CER-TAIN 1981 NOBILITY HOMES. INC. MOBILE HOME, VIN(S) N11218A AND N11218B and commonly known as: 1418

RAVENNA HOLLOW RD, ODESSA,

FL 33556; including the building,

RE-NOTICE OF

appurtenances, and fixtures located therein, at public sale, to the highest and best bidder for cash, online at www.pasco.realforeclose.com, 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 vou. to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this noti-fication 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 24-00029P January 5, 12, 2024

SECOND INSERTION

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 I. 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

THE SUBJECT PROPERTY,

PERSON(S) IN POSSESSION OF

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

forth in said Final Judgment, to wit: LOT 34, CRYSTAL SPRINGS COLONY FARMS, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT

following described property as set

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 $(\mbox{\bf V})$ 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.

Éric Knopp, Esq. Bar. No.: 709921 Kahane & Associates PA 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Designated service email: notice@kahaneandassociates.com File No.: 22-00293 PHL V6.20190626 January 5, 12, 2024 24-00019P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF

> 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, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant

FLORIDA IN AND FOR

PASCO COUNTY

GENERAL JURISDICTION

DIVISION

ROCKET MORTGAGE, LLC F/K/A

CASE NO. 51-2022-CA-001194WS

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 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

SECOND INSERTION 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 RE-CORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

(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: MRService@mccalla.com Fla. Bar No.: 53992 23-08087FL January 5, 12, 2024 24-00020P

FL 34654; (727) 847¬8110 (V) in New

Port Richey; (352) 521-4274, ext. 8110

SECOND INSERTION

PASCO COUNTY

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 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 UN-KNOWN)

Last Known Address: UNKNOWN JOHN MARLOW A/K/A JOHN MAT-THEW MARLOW (UNABLE TO SERVE AT ADDRESS)

Last Known Address: 18316 OXEN-HAM 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 OXEN-HAM AVENUE, SPRING HILL, FL 34610

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

TRACT 590 OF THE UNKE CORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC-TION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE NORTH 25 FEET THEREOF FOR ROADWAY PURPOSES.

A/K/A 18316 OXENHAM AV-ENUE, 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 FEB-RUARY 5TH, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de fault 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: 352.521.4274, ext 8110 (voice) in Dade days before the scheduled court appearance, or immediately upon receiving this uled appearance is less than seven days. The court does not provide transportaquests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transpor-

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

727.847.8110 (voice) in New Port Richey. City, Or 711 for the hearing impaired. Contact should be initiated at least seven notification if the time before the schedtion and cannot accommodate such re-

tation services.

PHH16459-20/cam

24-00017P January 5, 12, 2024

SECOND INSERTION

JANUARY 12 - JANUARY 18, 2024

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, GRANTEES, 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:

TRACT 148 OF THE UNRE-CORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOL-LOWS: THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF THE SOUTH-EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 24, RANGE 18 EAST, PASCO COUN-TY, FLORIDA LESS THE EAST-ERN 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 FEBRU-ARY 5TH, 2024 /(30 days from Date of

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

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-037124

January 5, 12, 2024 24-00016P

SECOND INSERTION

SECOND 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

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F REAM AKA JOYCE BEAM, DECEASED, et. al.,

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, GRANTEES, 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 PARTICU-LARLY DESCRIBED AS FOL-LOWS; 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, FLOR-IDA THENCE RUN NORTH 48°20'00" WEST 50.0 FEET

FOR A POINT OF BEGIN-NING; 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 BE-GINNING.

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

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45IN 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, GRANTEES, 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, GRANTEES, OR OTHER ${\it CLAIMANTS}$ 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

LOT 1751, HOLIDAY LAKE ES-

TATES UNIT TWENTY-ONE. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 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:

Service Mail@aldridge pite.com1184-819B

January 5, 12, 2024 24-00028P

WEBSITES MANATEE COUNTY HILLSBOROUGH COUNTY SARASOTA PASCO COUNTY COUNTY sarasotaclerk.com CHARLOTTE PINELLAS COUNTY COUNTY charlotteclerk com POLK COUNTY LEE COUNTY ORANGE COUNTY COLLIER COUNTY CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com

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