PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR DISTRICT ENGINEERING SERVICES UNION PARK COMMUNITY DEVELOPMENT DISTRICT

The Union Park Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend, in person, the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 5:00 PM EST, Friday, February 5, 2024, to the attention of Kathryn C. Hopkinson, District Counsel, c/o Straley Robin Vericker, 1510 W. Cleveland St., Tampa, FL 33606.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with District Counsel, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with District Counsel, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the

facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Kathryn C. Hopkinson, District Counsel at khopkinson@

Kathryn C. Hopkinson, District Counsel

UNION PARK COMMUNITY DEVELOPMENT DISTRICT DISTRICT ENGINEER PROPOSALS COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points) Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points) Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points) Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 20 Points) Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Recent, Current and Projected Workloads (Weight: 5 Points) Consider the recent, current and projected workloads of the firm.

6) Volume of Work Previously Awarded to Consultant by District

(Weight: 5 Points) Consider the desire to diversify the firms that receive work from the District; etc. 4854-2736-2202, v. 2

January 19, 2024

FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR PASCO FLORIDA PROBATE DIVISION

File Number: 2023-CP-001936 IN RE: ESTATE OF Evelyn J. Brescia Deceased.

The administration of the estate of Evelyn J. Brescia, deceased, whose date of death was April 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, 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 BE-FORE 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 NO-TICE ON THEM.

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 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 19, 2024.

Personal Representative: Renee Simpson 7602 Congress Street Ste 4

New Port Richey, Florida 34653 Attorney for Personal Representative: Adrian P. Thomas, Esquire Florida Bar Number: 981559 ADRIAN PHILIP THOMAS, P.A. 515 East Las Olas Boulevard Suite 1050 FORT LAUDERDALE, FL 33301 Telephone: (954) 764-7273 Fax: (954) 764-7274 E-Mail: legal-service@aptpa.com Secondary E-Mail: LCollins@aptpa.com

24-00079P

January 19, 26, 2024

NOTICE

B+T Group LLC, on behalf of Coral Towers LLC, is proposing to construct a 199-foot overall height monopole telecommunications structure located near 17272 Spring Valley Road, Dade City, Pasco County, Florida (28° 24' 34.8" N, 82° 14' 22.7" W). This tower is anticipated to utilize FAA Style-E lighting.

B+T Group LLC, on behalf of Coral Towers LLC, invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places under National Historic Preservation Act Section 106. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1259926 when submitting the request and to view the specific information about the proposed action. EAH 23-003370

January 19, 2024 24-00099P

FIRST INSERTION

NOTICE OF SALE BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, Saturday, February 10th, 2024 at 9:00 a.m. on the prem-ises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for in-spection at the above location on Friday before the sale. Interested parties may ob-tain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.

January 19, 26, 2024

FIRST INSERTION

Notice is hereby given that RICH AU-TOMOTIVE AND TIRE, LLC, OWN-ER, desiring to engage in business under the fictitious name of KEYSTONE PLAZA FIRESTONE located at 8625 GUNN HWY, ODESSA, FLORIDA 33556 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 19, 2024 24-00095P

FIRST INSERTION

Notice is hereby given that JEREMY ALFRED SCHRADER, OWNER, desiring to engage in business under the fictitious name of INSOMNIA NET-WORKS located at 9614 HILLTOP DR, NEW PORT RICHEY, FLORIDA 34654 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 19, 2024 24-00094P

FIRST INSERTION NOTICE OF PUBLIC SALE

The following personal property of RANDALL MOMPHARD and SHEL-BY MOMPHARD will, on February 2024, at 10:00 a.m., at 37041 Chancey Road, Storage Yard, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: SUN TRACKER PONTOON

BOAT, SERIAL PLATE NO.: BUJ15524L102 and HOME-MADE MOHMTRAILER, MIS-SOURI ID NO.: 011816 And all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

24-00091P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 886492 from Pulte Home Company LLC, 2662 Falkenburg Rd. Riverview, FL 33578. Application received: 1/17/2024. Proposed activity: Residential. Project name: Depue Phases 2A, 2B, 3A & 3B. Project size: 209.14 acres Location: Section(s) 1, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously permitted project, which has an ERP No. 43045951.001.

The application is available for

public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

January 19, 2024 24-00105P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane

New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail) HAROLD LEE LANSING, ROGER NEAL CUNNINGHAM, ROBERT LEONARD GRAY and ANY UNKNOWN PARTY(s) IN POSSESION 6531 Ketch Lane. Lot #232.

New Port Richey, Florida 34653 CMRR: 9589-0710-5270-0136-5651-97

When you vacated the premises at 6531 Ketch Lane, Lot #232, New Port Richey, FL 34653, the following personal property remained:

1973 SPRINGER (S&S MOBILE HOMES INC.) SINGLE WIDE MOBILE HOME VIN: GZF8011; TITLE NO. 0005971120

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than **February 2, 2024** at 11:00 a.m., this property will be disposed of pursuant to Florida Statutes $\S715.109$ by Public Sale.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: January 11, 2024

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richey, FL 34653(727)-842-3928

THIS NOTICE WILL BE PUBLISHED PURSUANT TO FLA. STAT. §715.104 January 19, 26, 2024

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on Thursday, February 1, 2024 at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which the regular meeting will be held at the same

date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified

on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-285, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay

Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager January 19, 2024

24-00092P

FIRST INSERTION

Exhibit "A" **Revised Notice of Meetings** Fiscal Year 2023/2024

Union Park Community Development District
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Revised Fiscal Year 2023/2024 Regular Meetings of the Board of Supervisors of the Union Park Community Development District shall be held at **6:00 p.m. at** the Residence Inn located at **2867 Lajuana Blvd**, Wesley Chapel, FL **33543**. The revised meeting dates are as follows:

Wednesday, **February 28, 2024**, @ 6:00 PM ET Wednesday, **March 27, 2024**, @ 6:00 PM ET Wednesday, **April 24, 2024**, @ 6:00 PM ET Wednesday, **May 22, 2024**, @ 6:00 PM ET Wednesday, June 26, 2024, @ 6:00 PM ET Wednesday, July 24, 2024, @ 6:00 PM ET Wednesday, **August 28, 2024**, @ 6:00 PM ET Wednesday, **September 25, 2024**, @ 6:00 PM ET

will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice of a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (407) 221-9153, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (407) 221-9153. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the

hearing and meeting.

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

Breeze, District Management 4867-5995-9195, v. 3

January 19, 2024

TR3 Brands, LLC

January 19, 2024

24-00093P

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 The TripleHearts Company located at 30514 Southwell Lane in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of January, 2024.

24-00103P

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

FIRST INSERTION

the undersigned, desiring to engage in business under the Fictitious Name of Loan Bliss located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 11th day of January, 2024. David Temko

January 19, 2024 24-00082P

PUBLISH YOUR LEGAL NOTICE Call **941-906-9386** or email legal@businessobserverfl.com



FIRST INSERTION

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

PROBATE DIVISION File No: 23 CP 1961 IN RE: ESTATE OF JAMES LEE MILLER Deceased.

The administration of the Estate of James Lee Miller, deceased, File Number 2023-CP *, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the 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 SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 19, 2024.

Petitioner:

Lisa Ann Armentrout, 8232 Antwerp Circle Port Charlotte, FL 33981

Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email:

contact@nathandoughertylaw.com January 19, 26, 2024 24-00078P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000020

IN RE: ESTATE OF GARY F. POLONY, aka GARY F. POLONY SR. Deceased.

The administration of the estate of GARY F. POLONY, also known as GARY F. POLONY SR., deceased, whose date of death was December 21, 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 34668. 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 19, 2024.

Signed on this 4th day of January, 2024.

GARY POLONY JR.

Personal Representative

141 W. Jackson Blvd. # 3806 Chicago, IL 60604 Wavne R. Coulter

Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com January 19, 26, 2024 24-00085P

PUBLISH YOUR LEGAL NOTICE



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1987

IN RE: ESTATE OF DAVID ALBERT SEITZER, III, Deceased.

The administration of the estate of DA- $\ \, VID\; ALBERT\; SEITZER,\, III,\, deceased,\,$ 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 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 19, 2024.

NANCY SEITZER Personal Representative 38529 Hummingbird Court

Dade City, FL 33525 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

January 19, 26, 2024

FIRST INSERTION

24-00083P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001636 Division ES IN RE: ESTATE OF EDWIN VAZQUEZ, a/k/a EDWIN VASQUEZ,

Deceased. The administration of the estate of EDWIN VAZQUEZ, also known as EDWIN VASQUEZ, deceased, whose date of death was February 28, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal repre-

sentative'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 NO-TICE 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 PUBLICA-TION OF THIS NOTICE.

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

NOTWITHSTANDING TIME PERIOD SET 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 19, 2024. Signed on this 6th day of Septem-

ber, 2023. /s/ RAYMOND VASQUEZ

Personal Representative 106 Connecticut Boulevard Oakdale, Connecticut 06370 /s/ Alana D. Horner Attorney for Personal Representative Florida Bar No. 1011342 Hill & Kinsella 2033 54th Avenue North, Ste. A St. Petersburg, Florida 33714 Telephone: 727-343-8959 Email: Alana@HillLawGroup.com Secondary Email: Jackie@HillLawGroup.com

24-00089P

January 19, 26, 2024

FIRST INSERTION

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

Case No.: 24-CP-000059 IN RE: ESTATE OF STEPHEN ANTHONY ROSNER Deceased.

The administration of the estate of Stephen Anthony Rosner, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Divi-sion, 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

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 19, 2024. Personal Representative: /s/ Robert M. Rosner Robert M. Rosner

231 N Branch River Rd Branchburg, New Jersey 08876 Attorney for Personal Representative: /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@spinkslawfirm.com Attorney for Petitioner January 19, 26, 2024 24-00080P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 5120-23-CP-001599-AX-WS **Division PROBATE**

IN RE: ESTATE OF CAROL N. LEWIS Deceased.

The administration of the estate of CAROL N. LEWIS, deceased, whose date of death was July 21, 2023; File Number 5120-23-CP-001599-AX-WS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 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 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 19, 2024.

MICHAEL ALEKSA a/k/a MICHAEL J. ALEKSA

Personal Representative 4532 Bay Spring Court Tampa, FL 33611 WILLIAM K. LOVELACE Attorney for Personal Representative Email: fordlove@tampabay.rr.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford & Lovelace, P.A 401 South Lincoln Ave. Clearwater, Florida 33756 Telephone: 727-446-1036 January 19, 26, 2024 24-00090P

FIRST INSERTION

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

FLORIDA PROBATE DIVISION FILE NO: 2023-CP-002037 IN RE: ESTATE OF MARK EMORY COLBORN,

Deceased.The administration of the Estate of Mark Emory Colborn, deceased, whose date of death was 9/6/2023, Case Number 23-CP-002037, 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 AF-TER THE DATE OF THE FIRST PUB-LICATION 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 THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 19 day of January 2024.

Personal Representative: Gail Colborn

7854 Belcher Lane Land O' Lakes, FL 34639 Attorney for Personal Representative RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Prim
rose Lake Circle, Suite C Tampa, FL 33647

(813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com January 19, 26, 2024 24-00077P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000018 IN RE: ESTATE OF

SUSAN BRITT, aka SUSAN REBECCÁ BRITT Deceased.

The administration of the estate of SUSAN BRITT, also known as SUSAN REBECCA BRITT, deceased, whose date of death was June 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal repre-

sentative'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 19, 2024. Signed on this 17th day of November,

ANGIE ASHE Personal Representative 2074 North Road

Snellville, GA 30078 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com January 19, 26, 2024 24-00084P

FIRST INSERTION

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

File No. 512023CP002058CPAXWS Division I/J IN RE: ESTATE OF MARVIN EDWARD BORNGRABER AKA MARVIN E. BORNGRABER AKA MARVIN

BORNGRABER **Deceased.**The administration of the estate of

MARVIN EDWARD BORNGRABER aka MARVIN E. BORNGRABER aka MARVIN BORNGRABER, deceased, whose date of death was October 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 19, 2024.

Personal Representative: ELAINE MARIE WINTER 5438 Drift Tide Drive

New Port Richey, Florida 34652 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com January 19, 26, 2024 24-00106P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Pasco COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000014 IN RE: ESTATE OF Kathryn Ann Beasley Deceased.

The administration of the estate of Kathryn Ann Beasley, deceased, whose date of death was September 12th, 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

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 19, 2024.

Larry L Beasley P.O. Address: 1205 Dockside Drive,

Lutz, FL 33559 Personal Representative ANDREW W. ROSIN, P.A. Attorneys for Personal Representative 1966 HILLVIEW STREET SARASOTA, FL 34239 Telephone: (941) 359-2604

Florida Bar No. 0598305 Email Addresses: arosin@rosinlawfirm.comJanuary 19, 26, 2024 24-00098P

FIRST INSERTION

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

File Number: 2023XX001045DWAXWS IN RE: ESTATE OF GODFREY A. GONZALEZ,

Deceased.You are hereby notified that the administration of the Estate of GODFREY A. GONZALEZ, Deceased, whose date of death was April 7, 2022, is pending in the Circuit Court of the Sixth (6th) Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 205, New Port Richev, Florida 34654-5598, File Num-

ber 2023XX001045DWAXWS. The name of the Personal Representative and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent, GOD-FREY A. GONZALEZ, and other persons who have claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this Notice, must file their claims with this Honorable Court ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent, GODFREY A. GONZALEZ, and other persons who have claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Honorable Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

NOTHWITHSTANDING 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 19, 2024.

MARJORIE GONZALEZ, Personal Representative, Estate of GODFREY A. GONZALEZ TAMARA RIMES-MERRIGAN,

ESQUIRE Attorney for Personal Representative Law Offices of Seiler, Sautter, et al 2850 North Andrews Avenue Fort Lauderdale, Florida 33311 Telephone Number: (954) 568-7000 Florida Bar Number: 896950 January 19, 26, 2024 24-00100P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-CP-000072-WS In Re The Estate Of:

DONALD GENE BLEVINS, **Deceased**The administration of the estate of DONALD GENE BLEVINS, deceased, whose date of death was July 3, 2023. is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL

34654. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set 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 THREE MONTHS (3) 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of the first publication of this notice is January 19, 2024.

/s/ JANE BLEVINS - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com /s/ STEVEN K. JONAS, Esq. FBN: 0342180 January 19, 26, 2024 24-00097P

FIRST INSERTION

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

CASE NO.: 2023CA003425CA

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. KELLY STEPHENS, ET AL.,

DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of January, 2024, and entered in Case No. 2023CA003425CA. of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KELLY STE-PHENS and MILL RUN HOMEOWN-ERS' ASSOCIATION OF PASCO, INC. are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com at 11:00 A.M. on the 14th day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 42, BLOCK D, MILL RUN PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 39 AND 40, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 17th day of January, 2024. By: /s/ Carly Johansson Carly Johansson, Esq. Bar No. 649430 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM23FL373-0259 24-00104P January 19, 26, 2024

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY GENERAL CIVIL DIVISION Case No.: 2023-CA-003618-ES ASBEL ESTATES HOMEOWNERS

ASSOCIATION, INC., a Florida ${\bf not\text{-}for\text{-}profit\ corporation,}$ Plaintiff, vs.

EDDIE K. JOHNSON; UNKNOWN SPOUSE OF EDDIE K. JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession,

Defendants, NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 2, 2024, entered in Case No. 2023-CA-003618-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein ASBEL ESTATES HOMEOWNERS AS-SOCIATION, INC., is the Plaintiff, and EDDIE K. JOHNSON is the Defendant, Nikki Alvarez-Sowles, Clerk of Court of Pasco County, will sell to the highest and best bidder for cash online via the internet at https://pasco.realforeclose.com/ at 11:00 AM, on the 28th day of February 2024, the following described property

as set forth in said Final Judgment: Lot 11, Block 11, ASBEL ES-TATES PHASE 2, according to plat recorded in Plat Book 58, Pages 85 through 94, inclusive, of the public records of Pasco County, Florida. Parcel I.D: 21-25-18-007001100-0110

a.k.a. 9611 Baton Rouge Ln Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. . If you are a person with a disabil-

ity 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 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire

Florida Bar No. 16237 Zetrouer Pulsifer, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos@zp-legal.com January 19, 26, 2024 24-00096P

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

NOTICE OF ACTION

CASE NO. 2023CA004775CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES,

CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE O'CONNOR, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CATHERINE

FIRST INSERTION

MARONEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE O'CONNOR, DECEASED RESIDENCES UNKNOWN

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

LOT 754, ALOHA GARDENS

UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 10. PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@ dallegal.com, on or before 2/19/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans

with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352- 521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service

DATED on 1/12, 2024 Nikki Alvarez-Sowles, Esq.,

Clerk & Comptroller As Clerk of the Court (SEAL) By: Melanie Gray As Deputy Clerk

Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 $(954)\,564\text{-}0071$ answers@dallegal.com 1446-194468 / VP2

January 19, 26, 2024 24-00102P

FIRST INSERTION

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

20203CA000762CAAXES LARIEANNE L. PAGAN and WALDEMAR PAGAN MATOS, Plaintiff. -vs.-

RICHARD S. CANALS, KIMBERLY CANALS, THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD S. CANALS (DECEASED),

Defendant(s). TO: THE UNKNOWN HEIRS. SPOUSES, BENEFICIARIES, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF RICHARD S. CANALS (DE-CEASED)

Legal Description: Tract #1102, of Angus Valley, Unit #3 an unrecorded subdivison lying in Section 2, Township 26 South, Range 19 East, Pasco County, Florida; more particularly described as follows: Begin at the Southwest corner of the stated Section 2. thence run East (assumed bearing) along the South boundary of the stated Section 2, a distance of 3281.25 feet; thence North a distance of 3140.42 feet for a Point of Beginning, thence continue North 150.00 feet; thence East 150.00 feet; thence South a distance of 150.00 feet: thence West 150.00 feet to the Point of Beginning. Together with a 2002 Double Wide Mobile Home

Vin#GAFL154A87003EA21 and GAFL154B87003EA21. Parcel ID Number: 02-26-0020-00001-1020.

You are hereby notified that an action for Declatory Relief, concerning the following-described real property in 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 MORITT HOCK & HOMROFF, LLP, attorneys for Plaintiff, LARI-ENNE L. PAGAN AND WALERMAR PAGAN MATOS whose address is: 8151 Peters Road, Suite 3100, Plantation, Florida 33324, on or before 02/19/24, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer, and file the original with the Clerk of this Court either before service upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on this day of JAN 11 2024. NIKKI ALVAREZ-SOWLES, ESQ. AS CLERK OF THE COURT (SEAL) /s/ Remigia Zerillo DEPUTY CLERK

EVAN S. ROSNEBERG, ESQ. MORITT HOCK & HAMROFF, LLP Counsel for Plaintiffs 8151 Peter Rd. Suite 3100 Plantation, Florida 33324 Telephone: (954) 340-2201 Facsimile: (954) 340-2211 erosenberg@moritthock.com jthompson@moritthock.com 3317280v1 Jan. 19; 26; Feb. 2, 9, 2024

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2023CA004206CAAXWS SWBC MORTGAGE

CORPORATION, Plaintiff, vs.
JACKIE TOMCZYK A/K/A JACKIE MCCALEB, et al.,

Defendant.

To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST JULIE TOMCZYK, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN JACKIE TOMCZYK A/K/A JACKIE

MCCALEB 8117 HIXTON DRIVE, PORT RICHEY,

FL 34668 UNKNOWN SPOUSE OF JACKIE ${\rm TOMCZYK}\:A/{\rm K}/{\rm A}\:{\rm JACKIE}\:{\rm MCCALEB}$ 8117 HIXTON DRIVE, PORT RICHEY,

JENNIFER TOMCZYK A/K/A JENNI-FER MCCALEB 8117 HIXTON DRIVE, PORT RICHEY,

FL 34668 UNKNOWN SPOUSE OF JENNIFER TOMCZYK A/K/A JENNIFER MC-

CALEB 8117 HIXTON DRIVE, PORT RICHEY, FL 34668

UNKNOWN SPOUSE OF RACHEL LYNN MCCALEB 8117 HIXTON DRIVE, PORT RICHEY,

FL 34668 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 417, THE LAKES, UNIT

FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 18, PAGES 89-91, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before February 20th, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 11th day of January, CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: /s/ Haley Joyner Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-07283FL

January 19, 26, 2024 24-00075P

FIRST INSERTION

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

CIVIL DIVISION Case No. 2022CA001315CAAXWS Division J3

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES. ASSIGNEES, LIENORS. CREDITORS, GRANTEES OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED: WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD. AS KNOWN HEIR OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED. FIFTH THIRD BANK, NATIONAL ASSOCIATION: UNKNOWN SPOUSE OF WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 22, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 909, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12. PAGE 50. OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA. and commonly known as: 7330 PARROT DR, PORT RICHEY, FL 34668; including the building, appurtenances, and fixtures located

therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com MARCH 6, 2024 at 11:00 A.M.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center. 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: January 11, 2024

By: /s/ Ryan Paul Sutton Rvan Paul Sutton Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 078950/2218344/wll January 19, 26, 2024 24-00074P

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2019CA001545CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH2

Plaintiff(s), vs. ERIC J. KIMMEL; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 18. 2023 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 52, Block 1, STAGECOACH VII LAGE PARCEL 3, according to map or plat thereof as recorded in Plat Book 34, Page 120, of the Public Records of Pasco County, Florida. Property address: 25516 Seven

Rivers Circle, Land O` Lakes, FL 34639 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-

mail address for service, in the above

styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PER-SON 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 CER-TAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERN-MENT 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 AP-PEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DIS-ABILITIES NEEDING TRANSPOR-TATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted,

/s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff PLG File No. 20-029272-1 24-00087P

FIRST INSERTION

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

CASE NO. 2021CA001906CAAXWS FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN CAIN. DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 03, 2024, and entered in 2021CA001906CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPO-RATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN CAIN, DECEASED; SCOTT CAIN; ROBERT CAIN: STEPHEN CAIN: DOUGLAS CAIN 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 February 07, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1063, BEACON WOODS VILLAGE 5-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 89, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8505 SUN FLOWER LN, HUDSON, FL 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 DISABILI-TIES 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 15 day of January, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-076955 - NaP January 19, 26, 2024 24-00088P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023-CC-4416 MAC-BRH INC.

PLAINTIFF, VS. CHECKLIST MANAGEMENT, INC., DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 4, 2023, and entered in 2023-CC-004416 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MAC-BRH Inc., is the Plaintiff and Checklist Management Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.real foreclose.com, at 11:00AM, on February 20, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 53, Lake Padgett Pines, Unit 1, according to the map or plat there-of as recorded in Plat Book 14, Page 20, Public Records of Pasco County, Florida.

More commonly known as: 5319 Swallow Dr., Land O'Lakes, FL. 34639 ("Property").

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.

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 15th day of January, 2024. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com Submitted by: DeL'Etoile Law Firm, P.A. Attorney for Plaintiff 10150 Highland Manor Dr. Ste 200, Tampa, FL 33610 Telephone: (813)563-5025 January 19, 26, 2024 24-00086P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH **COUNTY**

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

> POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

SUBSEQUENT INSERTIONS

SECOND 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 $cash, on line\ at\ www.pasco.real foreclose.$ 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 recorded in Plat Book 16, Page 65 and 66, of the Public Records of Pasco County.

Property Address: 9004 Hunt Club Lane, Port Richey FL 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 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 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 Fax: (561) 612-7807 January 12, 19, 2024

24-00069P

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. 2023CA000320CAAXES Freedom Mortgage Corporation,

Plaintiff, vs. Renato Simon Beauchamp Tirado,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000320CAAXES of the Circuit Court of the SIXTH Judicial 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 forth in said Final Judgment, to wit:

LOT 274, OF HIDDEN RIVER PHASE 2. ACCORDING TO THE PLAT THEREOF AS RECORD-102, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than

ED IN PLAT BOOK 79, PAGE

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 2nd day of January, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00112

24-00041P $January\,12,\,19,\,2024$

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-

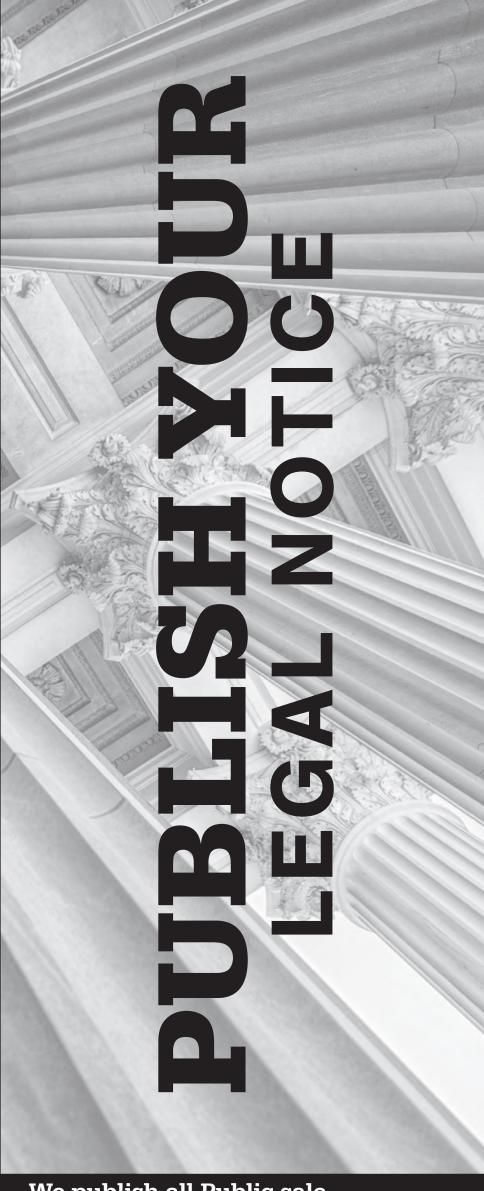
DIN PL., WESLEY CHAPEL, FL 33544

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 COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT 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, Esa. 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



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

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

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

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or petition.

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

SECOND INSERTION 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 Febru ary 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

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,

the relief demanded in the complaint

FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on January 4th, 2024. As Clerk of the Court (SEAL) By: /s/ Haley Joyner As Deputy Clerk

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

24-00039P

January 12, 19, 2024

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 51-2023-CP-2113-WS IN RE: ESTATE OF ALTHEA M. STAUFFER Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ALTHEA M. STAUFFER, deceased, File Number 51-2023-CP-2113-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richev, 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: Address Name Jennifer Hewett 4421 Summerlake Dr. New Port Richey, FL 34653

Rebecca Booth 18422 Waydale Loop Hudson, FL 34667 ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-

WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 12, 2024. **Person Giving Notice:**

JENNIFER HEWETT 4421 Summerlake Dr.

New Port Richev, Florida 34653 Attorney for Person Giving Notice DONALD R. PEYTON Attorney

Florida Bar Number: 516619 7317 Little Road New Port Richev, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 Secondary E-Mail:

THIRD 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 ac-

tion 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 Stevens, Esquire, Attorney for Petitioner,

SECOND 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 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 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.

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

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,

SECOND 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

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 I. 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 E-Mail: peytonlaw@yahoo.com $\dot{peytonlaw2} @gmail.com$ January 12, 19, 2024 24-00068P

Florida Supreme Court Approved Fam-

ily 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 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

SECOND INSERTION

Jan. 5, 12, 19, 26, 2024

Deputy Clerk: Beverly Bray

24-00038P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002048

IN RE: ESTATE OF ANNE SERBAY DESIMONDE Deceased.

The administration of the estate of Anne Serbay DeSimonde, deceased, whose date of death was August 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 12, 2024.

Personal Representative: Sam DeSimonde

6038 River Road New Port Richey, Florida 34652 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 January 12, 19, 2024 24-00070P

SECOND INSERTION

PASCO COUNTY

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 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 no-

tice 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

24-00051P January 12, 19, 2024

SECOND 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 Richev, 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 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 24-00048P

SECOND 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 AF-TER 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.

ANTHONY HALL Personal Representative 2304 Deerfield Chase Conyers, GA 30013 CHRISTOPHER H. NORMAN Florida Bar No. 821462 MORGAN A. ROBINSON Florida Bar No. 1038923 Attorneys for Personal Representative Hines Norman Hines, PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659

Email: mrobinson@hnh-law.com

January 12, 19, 2024

SECOND INSERTION

24-00057P

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 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: Susan Shay Herbert 13205 Whispering Palms Place SW

#808 Largo, Florida 33774 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

January 12, 19, 2024

New Port Richey, Florida 34652

24-00047P

Telephone: (727) 842-1001

SECOND 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 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/ 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 24-00049P

SECOND INSERTION

January 12, 19, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE $6 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT} \, {\rm IN} \, {\rm AND}$ FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

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

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

All creditors of the decedent and other persons having claims or de-mands 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-MONTHS AFT 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 12, 2024.

SUZANNE DEAUGUSTINO, Personal Representative

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@srblawvers.com January 12, 19, 2024 24-00045P

SAVE TIME E-mail your Legal Notice



legal@businessobserverfl.com

SECOND INSERTION

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),

HEREBY NOTICE IS GIVEN 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

SECOND 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

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

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

The date of first publication of this

Signed on this 22 day of August, 2023.

/s/ Linda Sokol

Linda Sokol

DATE OF DEATH IS BARRED.

notice is January 12, 2024.

/s/ Ryan A. Doddridge

Ryan A. Doddridge, Esq. Attorney for Petitioner

6337 Grand Boulevard

Fax: (727) 848-2814

Secondary-E-Mail:

Florida Bar Number: 74728

Telephone: (727) 846-8500

/s/ Raleigh W. Greene, IV Raleigh W. Greene, IV, Esq.

Attorney for William G. Vick

Florida Bar Number: 93584

St. Petersburg, Florida 33701

bgreene@greenelegalfirm.com

24-00053P

401 Fourth Street North

(727) 821-2900 (Tel)

January 12, 19, 2024

Greene & Greene, Attorneys at Law

WILLIAMS & DODDRIDGE PA

New Port Richey, Florida 34652

michelle@flprobatetrustlaw.com

E-Mail: ryan@flprobatetrustlaw.com

Signed on this 2nd day of October,

2023.

/s/ William G. Vick

William G. Vick

BARRED.

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

nev are set forth below.

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 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, 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 EGRESS EASEMENT OVER AND ACROSS THE NORTH 35 FEET THEREOF. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME: MODEL 2000 OAKHAV-NUMBERS SERIAL 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 33525 PERSON CLAIMING INTEREST THE SURPLUS IN THE SALE, IF ANY, FROM 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 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M2000235-JMV Case No.: 2021CA001708CAAXES January 12, 19, 2024

FOURTH INSERTION

PASCO COUNTY

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 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 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. Dated on December 21st, 2023. As Clerk of the Court (SEAL) By: /s/ Haley Joyner

As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 1693-091B Ref# 6328

Dec. 29, 2023; Jan. 5, 12, 19, 2024

SECOND 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 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.

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

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

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

Personal Representative: Sherri M. Koper

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

SECOND 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, deceased, whose date of death was March 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set

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 12, 2024.

Personal Representative: DORIS LAPPERT

7513 Christina Lane Port Richey, Florida 34668 Attorney for Personal Representative: JENNÝ SCAVINO SIEG Attorney Florida Bar Number: 117285

SIEG & COLE, P.A. 2945 Defuniak Street Trinity, FL 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com January 12, 19, 2024

24-00052P

SECOND INSERTION SECOND INSERTION

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

Probate Division: IN RE: THE ESTATE OF CHARLENE WALSH, Deceased.

The administration of the Estate of $CHARLENE\ WALSH,\ deceased,\ whose$ date of death was July 21, 2022, File Number: as referenced above, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's

attorney are set forth below.

All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PRO-BATE CODE WILL BE FOREVER BARRED.

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

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

Personal Representative:

TERI L. JENSEN 806 E Windward Way, #503 Lantana, FL 33462

Attorney for Personal Representative: /s/ Adam S. Gumson ADAM S. GUMSON JUPITER LAW CENTER RiverPlace Professional Center 1003 W. Indiantown Road - Suite 210 Jupiter, Florida 33458-6851 Telephone:(561) 744 - 4600 Florida Bar No.: 906948 E-mail: asg@jupiterlawcenter.com January 12, 19, 2024 24-00058P

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 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: 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@FL probate solutions.comSecondary: sandra@FL probate solutions.com

January 12, 19, 2024

SECOND INSERTION

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

SECOND INSERTION

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

ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation, Plaintiff, vs.
OCNEL METELLUS and ANY UNKNOWN OCCUPANTS IN POSSESSION,

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

5251 Treig Lane, Wesley Chapel, Florida, 33545.

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

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

Dated this 2nd day of January, 2024. NIKKI ALVAREZ-SOWLES, ESQ. CLERK AND COMPTROLLER

24-00043P

CASE NO: 23-CC-2850

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:

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

as unclaimed.

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

SECOND 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 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

24-00067P

January 12, 19, 2024

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinguent Tax Lists.

Government Property

Tax Deed Sales

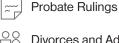
Sales



Mortgage Foreclosures



Name Changes



Divorces and Adoptions





Orders to Appear

Agency Proposals

Tax Rates

Meeting Minutes or Summaries



Zoning, Annexation and Land Use Changes

Creation of Special

School District Reports

Tax Districts



Permit and License Applications

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