

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF BOARD MEETING

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Terra Bella Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **February 5, 2024, at 6:00 PM** at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O' Lakes, FL 34639.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com. Additionally, participants are strongly encouraged to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager  
Governmental Management Services - Tampa, LLC

January 26, 2024 24-00117P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on **February 6, 2024, at 4:00 p.m.** at the **Residence Inn** located at **2101 Northpoint Parkway, Lutz, FL 33558**. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

District Manager  
January 26, 2024 24-00115P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on **February 6, 2024, at 6:30 p.m.** at the **Hampton Inn and Suites** located at **2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544**. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

District Manager  
January 26, 2024 24-00116P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002032 IN RE: ESTATE OF MARCIA ELAINE REILLY 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 Marcia Elaine Reilly, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was September 27, 2023; that the total value of the estate is \$16,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Catherine Jalsoviczky  
30511 Island Club Drive  
Deer Island, FL 32778

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 26, 2024.

Person Giving Notice:

Catherine Jalsoviczky  
30511 Island Club Drive  
Deer Island, Florida 32778

Attorney for Person Giving Notice:  
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

Jan. 26; Feb. 2, 2024 24-00110P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-000091 IN RE: ESTATE OF PEPPER JOYCE BRUNER, Deceased.

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

You are hereby notified that a Petition for Summary Administration and Determination of Homestead Property and Exempt Property has been filed in the estate of PEPPER JOYCE BRUNER, deceased, File Number 51-2024-CP-000091, Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was October 29, 2023; and that the total value of non-exempt assets in the estate is \$2,445.35.

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

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

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

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

The date of first publication of this notice is: 1/26/2024.

/s/ Ginger Gail Butto  
Ginger Gail Butto, Petitioner  
/s/ Nathan Frank  
Nathan Frank, Petitioner

/s/ Ernest A. Sellers, Jr.  
ERNEST A. SELLERS, JR.  
Florida Bar No. 0092649  
P.O. Box 837  
Sparr, Florida 32192-0837  
Telephone: 352/575-0734  
Email: esellersjr@gmail.com  
Attorney for Petitioners  
Jan. 26; Feb. 2, 2024 24-00113P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Level Up Clothing located at 7008 US Highway 19, in the County of Pasco, in the City of New Port Richey, Florida 34652 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 23rd day of January, 2024.  
L.A. KUSH HOUSE LLC  
January 26, 2024 24-00121P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Norrie located at 13638 Lagoon Dr, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 19th day of January, 2024.  
MARISKYE LLC  
January 26, 2024 24-00119P

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 ELSAMAN MEDICAL TRANSPORTATION located at 1650 FENNSBURY CT in the City of WESLEY CHAPEL, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of January, 2024.  
ELSAMAN TRADING LLC  
AZIZA S DOWIDAR  
January 26, 2024 24-00134P

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 DARNELL DWIGHT CRAWFORD located at 32399 TURTLE GRACE LOOP in the City of WESLEY CHAPEL, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2024.  
Crawford: Darnell Dwight  
January 26, 2024 24-00122P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 02/10/2024 at 09:00 AM the following vehicle(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1FTPX12V18FA16340 2008 FORD  
1FTRW08L1LKA83304 2001 FORD  
5TFAX5GN5LX174804 2020 TOYT  
WBAVA33508KX85919 2008 BMW  
January 26, 2024 24-00138P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SID W AKINS, desiring to engage in business under the fictitious name of WEST COBB ELECTRIC located at 4939 FLORAMAR TERRACE, APT 501 NEW PORT RICHEY, FL 34652 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 26, 2024 24-00112P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME

LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of MAX'S PET MARKET & SALON located at: 6039 MARSH TRAIL DRIVE in the county of PASCO in the city of ODESSA, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of January, 2024.

OWNER:  
DOGANICS 1 INC  
6039 MARSH TRAIL DRIVE  
ODESSA, FL 33556  
January 26, 2024 24-00132P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Raven & Phoenix Workshop located at 2148 Shining Azul Way, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 22nd day of January, 2024.  
THE RAVEN & PHOENIX  
WORKSHOP LLC  
January 26, 2024 24-00133P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-000019-WS IN RE: ESTATE OF CHARLES HATFIELD A/K/A CHARLES J. HATFIELD A/K/A CHARLES JOSEPH HATFIELD Deceased.

The administration of the estate of Charles Hatfield a/k/a Charles J. Hatfield, deceased, whose date of death was October 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:  
/s/ Brittni E. Brown  
Brittni E. Brown  
3011 Secane Place  
Philadelphia, Pennsylvania 19154

Attorney for Personal Representative:  
/s/ Ryan A. Doddridge  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatestrustlaw.com  
Secondary E-Mail:  
michelle@flprobatestrustlaw.com  
Jan. 26; Feb. 2, 2024 24-00114P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-1876-WS IN RE: ESTATE OF GRACE M. MAYNARD 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 GRACE M. MAYNARD, deceased, File Number 51-2023-CP-1876-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was July 5, 2022; that the total value of the estate is \$12,600.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Douglas G. Maynard  
8356 Matthew Dr.  
New Port Richey, FL 34653  
Jeffrey J. Maynard  
11600 Wild Cat Lane  
New Port Richey, FL 34654

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 26, 2024.

Person Giving Notice:  
DOUGLAS G. MAYNARD  
8356 Matthew Dr.  
New Port Richey, FL 34653

Attorney for Person Giving Notice  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
Jan. 26; Feb. 2, 2024 24-00111P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001543 IN RE: ESTATE OF THOMAS WAYNE BROWN Deceased.

The administration of the estate of Thomas Wayne Brown, deceased, whose date of death was May 11, 2023, 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, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:

/s/ Richard Brown  
Richard Brown  
4001 W. Granada Street  
Tampa, Florida 33629

Attorney for Personal Representative:  
/s/ Robert S. Walton  
Robert Scott Walton  
Attorney for Personal Representative  
Florida Bar Number: 92129  
Law Offices of Robert S. Walton, PL  
3802 W. Bay to Bay Boulevard, Suite 11  
Tampa, Florida 33629  
Telephone: (813) 434-1960  
Fax: (813) 200-9637  
E-Mail: rob@attorneywalton.com  
Secondary E-Mail:  
eservice@attorneywalton.com  
Jan. 26; Feb. 2, 2024 24-00130P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP002120CPAXWS Division Probate IN RE: ESTATE OF EMERY H. FRY, Deceased.

The administration of the estate of Emery H. Fry, deceased, whose date of death was December 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34652. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:  
Ruth Lois Fry  
7526 Yachtsman Drive  
Hudson, FL 34667

Attorney for Personal Representative:  
John W. Hudzietz II, Esq.  
emanciniilaw@gmail.com  
Florida Bar No. 0844039  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, FL 34669  
Telephone: (727) 857-9400  
Jan. 26; Feb. 2, 2024 24-00127P

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



## FIRST INSERTION

SECOND AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Amended to Correct Legal Description)

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 12-CA-4534-WS  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II,  
Plaintiff, v.  
JOHN L. LEE, et al.,  
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Consent Final Judgment of Mortgage Foreclosure dated June 18, 2014, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated January 16, issued in and for Pasco County, Florida, in Case No. 12-CA-4534-WS, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is the Plaintiff, and JOHN L. LEE, UNKNOWN SPOUSE OF JOHN L. LEE N/K/A BOBBI LEE, SHERMAN ACQUISITION LIMITED PARTNERSHIP and UNKNOWN TENANT #1 N/K/A BOBBY TRENT are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 21, 2024, at electronic sale beginning at 11:00

AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure, to wit:

PARCEL I:  
PART OF TRACT NO. 1744 OF THE UNRECORDED PLAT OF SUNCOAST HIGHLANDS UNIT 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; AND RUN THENCE NORTH 00 DEGREES 17' 45" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 1, 1016.33 FEET; RUN THENCE NORTH 64 DEGREES 35' 45" EAST, 2,692.77 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 64 DEGREES 35' 45" EAST, 225.00 FEET; RUN THENCE SOUTH 25 DEGREES 24' 15" EAST, 454 FEET; RUN THENCE SOUTH 64 DEGREES 35' 45" WEST, 30.00 FEET; RUN THENCE NORTH 25 DEGREES 24' 15" WEST, 230.00 FEET; RUN THENCE SOUTH 64 DEGREES 35' 45" WEST, 195.00 FEET; RUN THENCE NORTH 25 DEGREES 24' 15" WEST, 224.00 FEET TO THE POINT OF BEGINNING.

TO INCLUDE A:  
2002 HOMES OF MERIT VIN FLHMLCY159925139A #84600413  
2002 HOMES OF MERIT VIN FLHMLCY159925139B #84600370

Property Address: 15515 Lancer Road, Spring Hill, FL 34606  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

## IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 23rd day of January, 2024.

Respectfully submitted,  
HOWARD LAW  
4755 Technology Way,  
Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com

Jan. 26; Feb. 2, 2024 24-00120P

## FIRST INSERTION

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

CASE NO.: 2023CA004191CAAXWS

MIDFLORIDA CREDIT UNION, Plaintiff, v.

KATRINA MCKELLEN; JESSE LEE JAMES MCKELLEN; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS,  
Defendants.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS.

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

Lot 117, Spring Lake Estates further described as follows:  
Lot 117 of the unrecorded Plat of Spring Lake Estates, Unit 4, a portion of the Southwest 1/4 of Section 17, Township 26 South, Range 16 East, Pasco County, Florida; Commence at the Northwest corner of Lot 106, Spring Lake Estates, Unit 3 as

shown on Plat recorded in Plat Book 9, Page 168 of the Public Records of Pasco County, Florida; thence run along the Westerly extension of the North line of said Lot 106, North 89 degrees 40 minutes 15 seconds East, a distance of 500.5 feet; thence South 0 degrees 17 minutes 40 seconds East, a distance of 290.01 feet for a Point of Beginning; thence South 89 degrees 40 minutes 15 seconds East, a distance of 83.31 feet; thence South 0 degrees 20 minutes 10 seconds West, a distance of 70 feet; thence North 89 degrees 40 minutes 15 seconds West, a distance of 86.65 feet; thence North 0 degrees 21 minutes 32 seconds East, a distance of 29.5 feet; thence South 89 degrees 40 minutes 15 seconds East, a distance of 3.77 feet; thence North 0 degrees 17 minutes 40 seconds West, a distance of 40.5 feet to the Point of Beginning; the Westerly 6 feet thereof being subject to an easement for drainage and/or utilities.

Parcel ID No.: 17-26-16-058B-00000-1170

Property Address: 4149 Keystone Drive, New Port Richey, Florida 34652

has been filed against you in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before FEBRUARY 26TH, 2024, and file the original with the Clerk of this Court either before service on Plain-

tiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654; Phone: 727/847-8110 (voice) in New Port Richey; 352/521-4274, extension 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

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.

DATE: January 22, 2024

NIKKI ALVAREZ-SOWLES,

ESQUIRE  
Clerk of the Court and Comptroller (SEAL) 2023CA004191CAAXWS

01-22-2024 03:01 PM

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

2023CA004191CAAXWS

01-22-2024 03:01 PM

Deputy Clerk: Haley Joyner

Gregory A. Sanoba, Esquire

422 South Florida Avenue

Lakeland, Florida 33801

Jan. 26; Feb. 2, 2024 24-00124P

## FIRST INSERTION

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

File No. 2023CP001447CPAXES  
IN RE: ESTATE OF FRANCES BARNETT MANDER, Deceased.

The administration of the Estate of Frances Barnett Mander, deceased, whose date of death was June 15, 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 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

ALBERT ROSEBURY MANDER, III,

Personal Representative

14402 Old Mission Road

Dade City, FL 33525

Attorney for Personal Representative

GENTRY MANDER, ESQ.

Florida Bar Number: 0116574

736 Grant Street SE

Atlanta, GA 30315

(352) 424-0535

gentry.mander@gmail.com

Jan. 26; Feb. 2, 2024 24-00131P

## FIRST INSERTION

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

File No. 24 CP 82

IN RE: ESTATE OF

PHYLLIS DAPHNE WEIBEL

a/k/a PHYLLIS D. WEIBEL

Deceased

The administration of the Estate of Phyllis Daphne Weibel a/k/a Phyllis D. Weibel, deceased, File Number 24 CP 82 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 unmaturred, 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 unmaturred, 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 26, 2024.

Petitioner:

Rebecca Jo Huba

1833 Pepperell Drive

New Port Richey, FL 34655

Attorney for Petitioner:

Nathan Dougherty, Esquire

Florida Bar No. 118632

P.O. Box 380984

Murdoch, FL 33938

Tel: (941) 270-4489

Email:

contact@nathandoughertylaw.com

Jan. 26; Feb. 2, 2024 24-00126P

## FIRST INSERTION

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

File No. 2023CP001916  
Division Probate

IN RE: ESTATE OF

KATHLEEN G. JENSEN

Deceased.

The administration of the estate of KATHLEEN G. JENSEN, deceased, whose date of death was October 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2024.

Personal Representative:

KRISTINE HINDRICHS

3448 Forsythia Drive

Odessa, Florida 33556

Attorney for Personal Representative:

Daniel de Paz

Attorney

Florida Bar Number: 108866

136 4th St. N., Suite 2213

St. Petersburg, Florida 33701

Telephone: (813) 367-9856

Fax: (813) 575-0255

E-Mail: daniel@depaz.law

Secondary E-Mail:

service@lawspirt.com

Jan. 26; Feb. 2, 2024 24-00139P

## FIRST INSERTION

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

File No. 2023CP002056CPAXWS

IN RE: ESTATE OF

JAMES RICHARD DATO

A/K/A JAMES R. DATO,

Deceased.

The administration of the estate of JAMES RICHARD DATO A/K/A JAMES R. DATO, deceased, whose date of death was November 5, 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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 26, 2024.

Personal Representative:

JOANNE NEAT

5950 Seaside Dr.

New Port Richey, FL 34652

CHRISTOPHER H. NORMAN

Florida Bar No. 821462

MORGAN A. ROBINSON

Florida Bar No. 1038923

Attorneys for Personal Representative

Hines Norman Hines, P.L.

315 S. Hyde Park Avenue

Tampa, FL 33606

Telephone: 813-251-8659

Email: mrobinson@hnh-law.com

Jan. 26; Feb. 2, 2024 24-00128P

## FIRST INSERTION

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

File No. 2023-CP-002095  
IN RE: ESTATE OF

BETTY J. CROFT

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 Betty J. Croft, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was September 22, 2023; that the total value of the estate is \$10,440.15 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Erika K. Anderson

4427 Whitton Way

New Port Richey, FL 34653

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is January 26, 2024.

Person Giving Notice:

Erika K. Anderson

4427 Whitton Way

New Port Richey, Florida 34653

Attorney for Person Giving Notice:

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

Jan. 26; Feb. 2, 2024 24-00137P

## FIRST INSERTION

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

File No. 2023 CP 2001

IN RE: ESTATE OF

ROBERT CHARLES O'CONNELL

Deceased.

The administration of the estate of Robert Charles O'Connell, deceased, whose date of death was February 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is POB 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's

FIRST INSERTION

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

Case No.: **2023CA004560CAAXWS**  
**ATL GA BUILDERS, LLC, a Georgia Limited Liability Company, Plaintiff, vs. WILLIAM ATTRIDGE, JR., KRISTEN ATTRIDGE; PETER TADDEO; DOUGLAS TADDEO; MARK TADDEO; and SANDRA DUBOIS, Defendants.**

TO: WILLIAM ATTRIDGE, JR, whose last known address is: 54 Bryan Avenue, Amityville, New York, 11701.  
 TO: KRISTEN ATTRIDGE, whose last known address is: 75 Yale Street, Islip, New York, 11751.  
 TO: PETER TADDEO, whose last known address is: 1096 Nugent Avenue, Bayshore New York, 11706.  
 TO: DOUGLAS TADDEO, whose last known address is: 1096 Nugent Avenue Bayshore, New York, 11706.  
 TO: MARK TADDEO, whose last known address is 19 Woodbrooke Drive, Ridge, New York, 11961.  
 TO: SANDRA DUBOIS, whose last known address is 10 Bayshore Road, Bayshore, New York, 11706.

YOU ARE NOTIFIED that an action to quiet title to the following property located in Pasco County, Florida:  
 LOT 27, BLOCK G, VISTADEL-MAR UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 6, at Page 144, of the Public Records of Pasco County, Florida;  
 TOGETHER with that certain 1969 FLEE Mobile Home, ID# A33132, Title #14456781, situate thereupon.

has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ., the Plaintiff's attorney, whose address is Beil & Hay, P.A., 12300 U.S.

Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE FEBRUARY 26TH, 2024

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

WITNESS my hand and the seal of said Court on this January 22, 2024

(SEAL) 2023CA004560CAAXWS  
 01-22-2024 02:20 PM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2023CA004560CAAXWS  
 01-22-2024 02:20 PM  
 Deputy Clerk: Haley Joyner

CEDRIC P. HAY, ESQ.  
 Beil & Hay, P.A.  
 12300 U.S. Highway 19  
 Hudson, FL 34667  
 Telephone: (727) 868-2306  
 Facsimile : (727) 863-1287  
 Email: cphay@beilandhay.com  
 SPN: 96964  
 FBN: 0722510  
 Jan. 26; Feb. 2, 9, 16, 2024  
 24-00123P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

Case No.: **2023CA000581CAAXWS**  
**DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH BIGGS; MICHAEL JOHN BIGGS; ADAM CRAIG BIGGS; ARTHUR N. BIGGS, III; THOMAS PAHL BIGGS, SR.; VALERIE LOUISE GLENN A/K/A VALERIE LOUISE BIGGS; JEAN-ANNE STEBENNE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), 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](http://www.pasco.realforeclose.com) at 11:00 AM on the 27 day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 262, MOON LAKE ESTATES UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 9113 MYAKKA ST, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 19 day of January 2024.

By: /s/ Lindsay Maisonet  
 Lindsay Maisonet, Esq.  
 Bar Number: 93156  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
 22-00992  
 Jan. 26; Feb. 2, 2024 24-00118P

FIRST INSERTION

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

Case No. **2023 CA 4333 WS**  
**REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK, Plaintiff, vs. ANTHONY C. EKONOMIDES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE L. SCAGLIONE A/K/A MARJORIE L. TILLMAN; ANTHONY C. EKONOMIDES AS LEGAL GUARDIAN OF THE MINOR CHILD OF MARJORIE L. SCAGLIONE A/K/A MARJORIE L. TILLMAN; GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM I, INC.; GULF ISLAND BEACH AND TENNIS CLUB CONDOMINIUM II, INC.; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JOSEPH L. SCAGLIONE; and UNKNOWN TENANT Defendant.**

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JOSEPH L. SCAGLIONE last known address, 5915 Sea Ranch Drive, Hudson, FL 34667

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST JOSEPH L. SCAGLIONE that an action of foreclosure on the following property in Pasco County, Florida: UNIT NO. 610W OF GULF ISLAND BEACH & TENNIS CLUB II, A CONDOMINIUM, ACCORDING

TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3300, PAGE 208, AND ALL EXHIBITS AND AMENDMENTS THEREOF, 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before 2/26/24 and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON JAN 21, 2024.  
 County Clerk of Circuit Court (SEAL) By: /s/ Melanie Gray  
 Deputy Clerk

Leslie S. White, Esquire  
 the Plaintiff's attorney  
 420 S. Orange Avenue, Suite 700  
 P.O. Box 2346  
 Orlando, Florida 32802-2346  
 Jan. 26; Feb. 2, 2024 24-00125P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. **2023CA004103CAAXWS**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEVEN JEROME SCHETTER, DECEASED, et. al.**

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEVEN JEROME SCHETTER, DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEVEN ANTHONY SCHETTER, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 1578, AND THE EASTERLY 2 FEET OF LOT 1579, FOREST HILLS UNIT NO. 25, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 60, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before February 26, 2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court at County, Florida, this January 23, 2024

CLERK OF THE CIRCUIT COURT BY: (SEAL) 2023CA004103CAAXWS  
 01-23-2024 01:25 PM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2023CA004103CAAXWS  
 01-23-2024 01:25 PM  
 Deputy Clerk: Brooklyn Horner  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
 22-122998  
 Jan. 26; Feb. 2, 2024 24-00136P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:

Case No.: **51-2023-CA-003231-CAAX-WS**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. PHAYCHITH LYNCH; FLORIDA HOUSING FINANCE CORPORATION; MARC LYNCH; UNKNOWN SPOUSE OF AGLAIA PANTELIDIS; UNKNOWN SPOUSE OF NIKOLAOS PANTELIDIS; STEVE PANTELIDIS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), 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](http://www.pasco.realforeclose.com) at 11:00 AM on the 14 day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 770, FOREST HILLS-UNIT NO. 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 142, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 5117 SANDALWOOD DR, HOLIDAY, FL 34690

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

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of January 2024.

By: /s/ Lindsay Maisonet  
 Lindsay Maisonet, Esq.  
 Bar Number: 93156  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
 23-00909  
 Jan. 26; Feb. 2, 2024 24-00108P

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. **2018CA001527CAAXES**  
**CITIMORTGAGE, INC., Plaintiff, vs. LAUGHTON I. DUMMETT AND HAZEL A. DUMMETT AND KIM F. DUMMETT, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2019, and entered in 2018CA001527CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and LAUGHTON I. DUMMETT; KIM F. DUMMETT; HAZEL A. DUMMETT; COUNTRY WALK HOMEOWNERS' ASSOCIATION, INC. 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](http://www.pasco.realforeclose.com), at 11:00 AM, on February 12, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 200, COUNTRY WALK INCREMENT F - PHASE 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property Address: 4050 WATERVILLE AVENUE, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 18 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](mailto:flmail@raslg.com)  
 By: /s/ Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
 18-137239 - EuE  
 Jan. 26; Feb. 2, 2024 24-00109P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. **2023CA005018CAAXWS**  
**FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. PHYLLIS WEBER AND CHRISTOPHER CHARLES WEBER, et. al. Defendant(s).**

TO: CHRISTOPHER CHARLES WEBER, UNKNOWN SPOUSE OF CHRISTOPHER CHARLES WEBER, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 7, BLOCK A, HERITAGE LAKE, TRACT 10, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 111 THROUGH 112, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 26, 2024 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against

you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this January 23, 2024

CLERK OF THE CIRCUIT COURT BY: (SEAL) 2023CA005018CAAXWS  
 01-23-2024 11:33 AM  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 2023CA005018CAAXWS  
 01-23-2024 11:33 AM  
 Deputy Clerk: Brooklyn Horner  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
 23-161921  
 Jan. 26; Feb. 2, 2024 24-00135P



**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 882133 from That Place Down The Street LLC, located at 10509 Land O Lakes Blvd in Land O Lakes, FL containing Parcel ID 16-25-18-0000-01600-0000. Application received November 1, 2023. Proposed activity: The construction of one (1) 8-truck food court, an 1,800 SF open space eating area, and an +/-5,398 SF open space recreational area. The existing 972 SF building will be converted to a commissary with an ADA compliant public restroom. Project name: That Place Down The Street. Project size: 1.01 Acres. Location: Section(s) 16, Township 25, Range 18, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. 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, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watertmatters.org](http://www.watertmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

January 26, 2024 24-00140P

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-000125**  
**IN RE: ESTATE OF BOBBY LEE WESTMORELAND Deceased.**

The administration of the estate of Bobby Lee Westmoreland, deceased, whose date of death was March 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 26, 2024.

**Personal Representative:**  
 /s/ **Tracie E. Westmoreland**  
**Tracie E. Westmoreland**  
 19325 Occidental Ave. South  
 Des Moines, Washington 98148  
 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](mailto:ed@spinkslawfirm.com)  
 Attorney for Petitioner  
 Jan. 26; Feb. 2, 2024 24-00142P

FIRST INSERTION

**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
 NOTICE is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Commercial activities on 37.45 acres known as **Evans Oakley**. The project is located in Pasco County, Section(s) 19, 30, Township 25 South, Range 21 East. The petitioner is **Evans Property, Inc.** whose address is 660 Beachland Boulevard Suite 301, Vero Beach, FL 32963. The Petition No. is 42047464.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N, Tampa, FL 33637.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
 January 26, 2024 24-00141P

SUBSEQUENT INSERTIONS

SECOND 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 premises 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 obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting ([www.tmauction.com](http://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](mailto:r.runge@cityofportrichey.com).  
 January 19, 26, 2024 24-00107P

FOURTH INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2023DR004246DRAXWS**  
**Division: E**  
**JENNIFER L. BUNNELL,**  
**Petitioner, and**  
**JAMES VINCENT COSTANZO,**  
**Respondent,**  
**TO: JAMES VINCENT COSTANZO**  
 121 Aloha Terrace, Port Orange, FL 32129

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

The action is asking the court to decide how the following real or personal property should be divided: NONE  
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

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

SECOND 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 POSSESSION**  
 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 §715.109 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**  
 By:  
**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 24-00081P

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of **RANDALL MOMPARD** and **SHELBY MOMPARD** will, on February 8, 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 **HOMEMADE MOHMTAILER**, MISSOURI 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  
 January 19, 26, 2024

24-00091P

SECOND 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.realforeclose.com](http://www.pasco.realforeclose.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 thereof 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](mailto:Erik@deletoilelaw.com)  
[www.deletoilelaw.com](http://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](http://manateeclerk.com)
- SARASOTA COUNTY**  
[sarasotaclerk.com](http://sarasotaclerk.com)
- CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)
- LEE COUNTY**  
[leeclerk.org](http://leeclerk.org)
- COLLIER COUNTY**  
[collierclerk.com](http://collierclerk.com)
- HILLSBOROUGH COUNTY**  
[hillsclerk.com](http://hillsclerk.com)
- PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)
- PINELLAS COUNTY**  
[pinellasclerk.org](http://pinellasclerk.org)
- POLK COUNTY**  
[polkcountyclerk.net](http://polkcountyclerk.net)
- ORANGE COUNTY**  
[myorangeclerk.com](http://myorangeclerk.com)

CHECK OUT YOUR LEGAL NOTICES



PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
 LV20878\_1/20

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Signed on this 4th day of January, 2024.

**GARY POLONY JR.**

**Personal Representative**  
141 W. Jackson Blvd. # 3806  
Chicago, IL 60604  
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 24-00085P

SECOND 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 DAVID 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: January 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:  
jriversa@hnh-law.com  
January 19, 26, 2024 24-00083P

SECOND INSERTION

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 VAZQUEZ,  
Deceased.

The administration of the estate of EDWIN VAZQUEZ, also known as EDWIN VAZQUEZ, 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 representative's attorney are set forth below.

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

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

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

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

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

Signed on this 6th day of September, 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  
January 19, 26, 2024 24-00089P

SECOND 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 Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of 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

SECOND 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 below.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 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 Primrose Lake Circle, Suite C  
Tampa, FL 33647  
(813) 319-4550 (Tel)  
(813) 319-4550 (fax)  
rachaer@elizabethdevolder.com  
casemanager@elizabethdevolder.com  
January 19, 26, 2024 24-00077P

SECOND 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 REBECCA 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 representative's attorney are set forth below.

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

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

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

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

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

**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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512023CP002058CPAXWS  
Division 1/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, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 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

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is January 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.com  
January 19, 26, 2024 24-00098P

SECOND 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 Richey, Florida 34654-5598, File Number 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, GODFREY A. GONZALEZ, and other persons who have claims or demands against the Decedent's estate, including unmaturing, 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 unmaturing, 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.

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.

**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

SECOND 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 PASCO 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 personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 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  
email:  
sjonas@gulfcoastlegalcenters.com  
jnew@gulfcoastlegalcenters.com  
/s/ STEVEN K. JONAS, Esq.  
FBN: 0342180  
January 19, 26, 2024 24-00097P

**PUBLISH YOUR LEGAL NOTICE**  
Email  
legal@businessobserverfl.com  
Business Observer

## SECOND INSERTION

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

**CASE NO.: 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 STEPHENS and MILL RUN HOMEOWNERS' 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 RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

Dated this 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.COM  
23FL373-0259  
January 19, 26, 2024 24-00104P

## SECOND 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 not-for-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 ASSOCIATION, 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 ESTATES 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.: 21-25-18-0070-

01100-0110  
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 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.

/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

## SECOND 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, GRANTEEES 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, on 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  
Ryan 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

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

**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, GRANTEEES, 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**

## SECOND 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, GRANTEEES, 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD S. CANALS (DECEASED)

Legal Description:

Tract #1102, of Angus Valley, Unit #3 an unrecorded subdivision 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#GAF154A87003EA21 and GAF154B87003EA21.  
Parcel ID Number: 02-26-0020-00001-1020.

You are hereby notified that an action for Declaratory Relief, concerning the following-described real property in Pasco County, Florida, has been filed against

## SECOND INSERTION

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

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 VILLAGE 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

**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, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES 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

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

WITNESS my hand and the seal of this Court 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@morithhock.com  
jthompson@morithhock.com  
3317280v1  
Jan. 19; 26; Feb. 2, 9, 2024

24-00076P

## SECOND INSERTION

UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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

## SECOND 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 MCCAULEB, et al., Defendant.**

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

ADDRESS: UNKNOWN  
JACKIE TOMCZYK A/K/A JACKIE MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF JACKIE TOMCZYK A/K/A JACKIE MCCAULEB

JENNIFER TOMCZYKA/K/A JENNIFER MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF JENNIFER TOMCZYK A/K/A JENNIFER MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF RACHEL LYNN MCCAULEB

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

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) 564-0071  
answers@dallegal.com  
1446-194468 / VP2  
January 19, 26, 2024 24-00102P

## SECOND 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 MCCAULEB, et al., Defendant.**

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

ADDRESS: UNKNOWN  
JACKIE TOMCZYK A/K/A JACKIE MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF JACKIE TOMCZYK A/K/A JACKIE MCCAULEB

JENNIFER TOMCZYKA/K/A JENNIFER MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF JENNIFER TOMCZYK A/K/A JENNIFER MCCAULEB

8117 HIXTON DRIVE, PORT RICHEY, FL 34668  
UNKNOWN SPOUSE OF RACHEL LYNN MCCAULEB

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 RECORDS 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, 2024.

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

## 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. 2021CA001906CAAXWS FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, 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 CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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

34667  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 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: fmail@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