PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 51-2019-DR-004002-ES

Division: L IN THE FORMER MARRIAGE OF: JEFFREY L. BINGHAM, Former Husband, and MELODY A. BINGHAM, Former Wife

TO: Jeffrey L. Bingham

YOU ARE NOTIFIED that an action for SUPPLEMENTAL PETITION TO PERMIT RELOCATION WITH MINOR CHILD, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, Esq., of Russell G. Marlowe PA, Former Wife's attorney, whose address is 8520 Government Drive, Suite 1, New Port Richey, Florida 34654, on or before March 4, 2024, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Former Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in

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 addresses on record at the clerk's

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 this 30 day of January, 2024. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Remigia Zerillo Deputy Clerk

Feb. 2, 9, 16, 23, 2024

FIRST INSERTION

24-00176P

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA

WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 887171 from JP Land Holding LLC, 1316 W Swann Ave, Tampa, FL 33606. Application received: 1/29/2024. Proposed activity: <u>Residential.</u> Project name: <u>Aprile Mass Grading</u>. Project size: 156.11 acres Location: Section(s) 22, 27, 28, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve:

No
The application is a modification of a previously permitted project, which has an ERP No. 43045142.001.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website www.watermatters.org/permits/.

Interested persons may inspect 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 notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103.

February 2, 2024 24-00173P

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 PRESTIGE DERMATOLOGY located at 5091 LITTLE ROAD, in the County of PASCO, in the City of NEW PORT RICHEY, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at PASCO, Florida, this 25TH day of JANUARY, 2024. PRESTIGE DERMATOLOGY, INC. February 2, 2024 24-00154P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 02/19/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FL 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3N1AB7AP5KY300390 2019 NISS February 2,202424-00148P

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 CORNERSTONE PROS located at 4946 LAND O LAKES BLVD in the City of LAND O LAKES, Pasco County, FL 34639 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2024. DANA SPEARS

24-00169P February 2, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE following personal property of WILLIAM ERNEST LEINEMANN, if deceased any unknown heirs or assigns, BRIAN GEORGE XAVIER BONBRAKE, will, on February 14, 2024, at 10:30 a.m., at 40703 Stewart Road, Lot 162, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1994 ALJO TRAVEL TRAILER,

VIN: 1SY200K28RF001359, TITLE NO.: 0074997379, and all other personal property located therein PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 24-00166P February 2, 9, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANS-PORT gives notice that on 02/24/2024 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida

statute 713.78. 1G1ZC5E03CF353105 2012 CHEV 1LGE3PZ25L1005044 1990 LONG 1XP4DP9X5CD171062 2012 PTRB February 2, 2024 24-00174P

FIRST INSERTION

Affordable Secure Storage – Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83, 806 & 83, 807, All items or spaces may not be available for sale. certificates required if applicable.

B08: Lillian Banter B19: Katherine Bailey L17: Kalen Slaughter

SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON February , 2024 AT OR AFTER: 11:00 AM.EST.

February 2, 9, 2024 24-00175P

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

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 02/17/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3GNDA23P36S556105 2006 CHEV February 2, 2024

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 KAISER Seguro located at 5029 Memory Lane in the City of ZEPHYRHILLS, Pasco County, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2024. USA BFS Services, Inc. Jose T Vargas

February 2, 2024

24-00162P

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property SHAWN MEYER, COURTNEY DELL WEAR aka COURTNEY MEYER and CHARLES E. MURDOCH, will, on February 14, 2024, at 10:00 a.m., at 40703 Stewart Road, Lot 142, Dade Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 HOPC PARK TRAILER. VIN: 1HY211P22D1001537, TITLE NO.: 0020532033, and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 24-00167P February 2, 9, 2024

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 Bolewad Consulting located at 3886 Tour Tree in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of January, 2024. Tejashree Nagaraj Bhogshetty 24-00163P February 2, 2024

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of LGBTQ Plus Media located at 2152 Sugarbush Dr., in the County of Pasco in the City of Holiday, Florida 34690 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Pasco, Florida, this 29th day of January, 2024. David E Borman

FIRST INSERTION

NOTICE OF PUBLIC SALE J & J Provisions, Inc gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-806 by Richard Archie Ladd, Jennifer Marie Ladd & Arynn Hamlin on 02/19/2024 at 8:30AM at 1234 Baillies Bluff Rd Slip#C-11, Holiday, FL 34691. Said Company reserves the right to accept or reject any and all bids.

2000 YNX HIN# USCA49FKG900 February 2, 9, 2024 24-00161P



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001971 IN RE: ESTATE OF CLARENCE LEROY ANSTINE

Deceased. The administration of the estate of Clarence Leroy Anstine, deceased, whose date of death was September 2, 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 repre-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STAT-UTES 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 February 2, 2024.

Personal Representative: Hunter Anstine

10715 Weeping Elm Bend Land O Lakes, Florida 34638 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001

February 2, 9, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2024-CP-0098-WS IN RE: ESTATE OF KING JAMES WEYANT, III

Deceased. The administration of the estate of King James Weyant, III, deceased, whose date of death was December 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 repre-

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

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

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

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 February 2, 2024.

Personal Representative: Ryan A. Doddridge 6337 Grand Boulevard

New Port Richey, Florida 34652 Attorney for Personal Representative: 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@flprobatetrustlaw.com Secondary E-Mail: stacey@flprobatetrustlaw.com February 2, 9, 2024 24-24-00153P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000062

IN RE: ESTATE OF KATHRYN WILSEY BAKER a/k/a KATHRYN ANN BAKER Deceased.

The administration of the estate of Kathryn Wilsey Baker a/k/a Kathryn Ann Baker, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 2nd, 2024.

Personal Representative: /s/ Elizabeth B. Eldredge Elizabeth B. Eldredge 11 Tioga Lane

Plattsburgh, NY 12901 (518) 563-3812 Attorney for Personal Representative:

/s/ c. Todd Marks C. Todd Marks, Esq. Florida Bar No. 019124 Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 February 2, 9, 2024

24-00157P

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA GENERAL CIVIL DIVISION

24-00147P

CASE NO: 2023-CA-4898 HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendant. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF HAR-VEST HILLS COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT SPE-CIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Harvest Hills Community Development District (the "District") having filed its Complaint for validation of not to exceed \$179,520,000 Harvest Hills Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida (the "Parties"), appear on Wednesday, February 28, 2024, at 1:00 p.m. before the Honorable Kemba Lewis, via telephonic hearing (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-IT IS FURTHER ORDERED that

prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks,

commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including nonresidents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Pasco County, Florida, this __ day of _ , 2024. 2023-CA-004898

1/25/2024 12:56:45 PM /s/ Alicia Polk Circuit Judge Alicia Polk 2023-CA-004898 1/25/2024 12:56:45 PM The Honorable Kemba Lewis Circuit Court Judge

ADA: 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, the provision of certain assistance. Please contact either Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 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.

Copies furnished to: Jere Earlywine, Esq. ${\it Jere. Earlywine@KutakRock.com}$ Elaine Babiarz, Esq. elainebabiarz@flsa6.gov 24-00172P February 2, 9, 2024

THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com



FIRST INSERTION

NOTICE TO CREDITORS RE: JUNE A ARSENAULT, Deceased

PERSONS CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled DONALD E. & JUNE A. ARSENAULT LIVING TRUST, dated JANUARY 23, 2001.

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

The date of the first publication of this Notice is February 2, 2024. Donna M. Brown, Trustee

P.O. Box 191, Gilman, VT 05904 802-274-3836 February 2, 9, 2024 24-00150P

FIRST INSERTION

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

File No. 2024-CP-000052-WS IN RE: ESTATE OF BEVERLY A. DWAN, 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 Beverly A. Dwan, deceased, File Number 2024-CP-000052-WS, 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 February 23, 2023; that the total value of the estate is \$0.00 as the only assets of this estate are exempt property, and that the name and address to whom the exempt assets have been assigned by such order is:

Name Address Shari L. Valenzano 11 Redcoat Road, Norwalk, Connecticut 06850-2312

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 Adminis-tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREV-ER BARRED. NOTWITHSTAND-ING 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 February 2, 2024. **Person Giving Notice:**

Shari L. Valenzano 11 Redcoat Road Norwalk, Connecticut 06850-2312 Attorney for Person Giving Notice Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF

JEFFREY A. HERZOG, P.A. 1805 Cypress Brook Drive Trinity, Florida 34655 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com

Secondary E-Mail: probate@jherzoglaw.com 24-00146P February 2, 9, 2024

OFFICIAL



manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

my**orange**clerk.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-2067-WS IN RE: ESTATE OF EDITH NUGENT

Deceased. The administration of the estate of EDITH NUGENT, deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 2, 2024.

Personal Representative: STEVEN F. NUGENT

PMB8025 P.O. Box 8000 Sisters, OR 97759Attorney for Personal Representative:

DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail:

peytonlaw2@gmail.com February 2, 9, 2024

24-00171P

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

File No. 2024-CP-000041-WS IN RE: ESTATE OF DOROTHY MORTON Deceased.

The administration of the estate of DOROTHY MORTON, deceased, whose date of death was December 26, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 2, 2024.

Personal Representative: s/Robert J. Durso ROBERT J. DURSO

10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative:

s/David J. Wollinka DAVID J. WOLLINKA Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA,

Attorneys at Law 10015 Trinity Blvd., Suite 101, Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 $\hbox{E-Mail: pleadings@wollinka.com}$ Secondary E-Mail: jamie@wollinka.com

February 2, 9, 2024

NOTICE TO CREDITORS PASCO COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

The administration of the estate of DENNIS P. KIENER, SR a/k/a DEN-

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

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

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

Personal Representative: KIMBERLY CLARK

New Port Richey, FL 34654 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 February 2, 9, 2024 24-00149P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-1776-WS IN RE: ESTATE OF

DIANE C. ZIEGLER a/k/a DIANE CLAIRE ZIEGLER Deceased.

The administration of the estate of DIANE C. ZIEGLER a/k/a DIANE CLAIRE ZIEGLER, deceased, whose date of death was September 9, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 2, 2024.

Personal Representative: DENNIS J. ZIEGLER 23104 Rinard Ridge Rd

Brooksville, Florida 34602 Attorney for Personal Representative: DONALD R. PEYTON

Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com February 2, 9, 2024 24-00151P

FIRST INSERTION

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

PROBATE DIVISION File No. 2023CP000637CPAXWS IN RE: ESTATE OF ELENA RUGGIERO. Deceased.

The administration of the estate of ELENA RUGGIERO, deceased, whose date of death was June 10, 2021, File number 023CP000637CPAXW pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live

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 PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

Oak Avenue, Dade City, FL 33523.

The names and addresses of the per-

sonal representative and the personal

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

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

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

The date of first publication of this notice is February 2, 2024.

/s/ Carmine Ruggiero Carmine Ruggiero, Personal Representative c/o Lawrence W. Livoti, P.A. 5321 West Broward Blvd.

Plantation, FL 33317 /s/ Lawrence W. Livoti Lawrence W. Livoti, Esq. Attorney for Personal Representative Florida Bar No.: 190463 LAWRENCE W. LIVOTI, P.A. 5321 West Broward Blvd Plantation, Florida 33317 Telephone: (954) 523-0050 Primary Email: browardlawyer@hotmail.com February 2, 9, 2024 24-00152P

FIRST INSERTION

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

FLORIDA CASE NO .: 2023CA004928CAAXES

CITIZENS BANK, N.A., Plaintiff, vs. IRENE N. RIMUI; UNKNOWN SPOUSE OF IRENE N. RIMUI; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PREFERRED CREDIT, INC.,

Defendant(s).TO: Irene N. Rimui Residence Unknown Unknown Spouse of Irene N. Rimui

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

LOT 5, BLOCK 18 OF LONG LAKE RANCH VILLAGE 6 PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 78 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Street Address: 18838 Cornuta Street, Lutz, Florida 33558 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407 , within 30 days after the date of the first publication od this notice and file the original with the Clerk of this Court, otherwise, a default will be en-

tered against you for the relief demand-

ed in the complaint or petition. Due on or before March 4th, 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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

Dated on January 29th, 2024. Nikki Alvarez-Sowles, Esq. Clerk of said Court (SEAL) By: /s/ Haley Joyner

you are hearing or voice impaired, call

As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:23-400120

February 2, 9, 2024 24-00168P

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

CELINK,

Plaintiff, vs. EDMUND SAMPSON, JR., et. al.

TO: THE UNKNOWN HEIRS BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDMUND SAMPSON,

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

an action to foreclose a mortgage on the following property:

EAST CORNER OF SAID LOT 12 BEGINNING.

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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/04/2024 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal

BY: (SEAL) 2018CA002434CAAXWS 01-26-2024 12:56 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2018CA002434CAAXWS 01-26-2024 12:56 PM Deputy Clerk: Haley Joyner

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 THIS NOTICE SHALL BE

COURTHOUSE **WEBSITES**

polkcountyclerk.net

24-00165P

FIRST INSERTION

IN THE CIRCUIT COURT FOR File No. 51-2023-CP-2071-WS

DENNIS P. KIENER, SR a/k/a DENNIS P. KIENER Deceased.

NIS P. KIENER, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division. the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

OF THIS NOTICE ON THEM. All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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 February 2, 2024.

11914 Old Tuscany Place Attorney for Personal Representative:

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 23-CP-001891-WS IN RE: ESTATE OF RODRIGO M. MAGAN,

Deceased. The administration of the estate of RO-DRIGO M. MAGAN, deceased, whose date of death was October 9, 2023, and whose Social Security Number is xxxxx-8222, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal

representative's attorney are set forth All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

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

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

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

The date of first publication of this notice is February 2, 2024. Personal Representative: /s/ Veronica Magan

VERONICA MAGAN

Attorney for Personal Representative: /s/ London L. Bates LONDON L. BATES, ESQUIRE Attorney for Personal Representative Florida Bar No. 193356 BATES | WALLACH P.O. Box 1213, Dunedin, FL 34697 1022 Main Street, Suite K. Dunedin, FL 34698 Telephone: (727) 734-8700 Facsimile: (727) 734-8722 Email: London@BatesWallach.com February 2, 9, 2024

FIRST INSERTION

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

File No. 51-2023-CP001860-CPAXWS Division probate IN RE: ESTATE OF KARRIE JO WITTY

Deceased. The administration of the estate of Karrie Jo Witty, deceased, whose date of death was June 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

NOTWITHSTANDING THE TIME

The date of first publication of this

notice is February 2, 2024. Personal Representative: Barbara DeFries 18601 Royal Court

Hudson, Florida 34667

Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com

24-00164P

February 2, 9, 2024

FIRST INSERTION

SIXTH JUDICIAL CIRCUIT IN AND

DIVISION CASE NO. 2018CA002434CAAXWS

Defendant(s),

JR., DECEASED,

YOU ARE HEREBY NOTIFIED that

LOTS 11 AND 12 OF PINE ACRE SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 156, PASCO COUNTY, FLORIDA, EXCEPTING THE FOLLOWING DESCRIBED PARCEL. BEGINNING AT THE SOUTH-

THENCE S 89° 44' 40" W ALONG THE SOUTH BOUNDARY OF LOT 12 FOR A DISTANCE OF 105.00' TO A POINT; THENCE N 16° 38' 48" E FOR A DISTANCE OF 166.58' TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 12, THENCE S 89° 43' 05" E ALONG SAID NORTH BOUNDARY OF LOT 12 FOR A DISTANCE OF 57.75' TO THE NORTHEAST CORNER OF SAID LOT 12: THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 12 TO THE POINT OF

of this Court at County, Florida, this CLERK OF THE CIRCUIT COURT

ROBERTSON, ANSCHUTZ, AND

PRIMARY EMAIL: flmail@raslg.com PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. February 2, 9, 2024

FIRST INSERTION

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

COUNTY CIVIL DIVISION Case No. 51-2021-CA-001837 WS Division J2

Plaintiff, vs. SHANNON R. MCIVER, MICHAEL D. MCIVER, RIVERSIDE VILLAGE HOMEOWNERS ASSOCIATION INC., THE BOARD OF COUNTY

PMIT REI 2021-A LLC

COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 30, 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 85, RIVER SIDE VILLAGE, UNIT 4, PHASR 3, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGE 90, AND 91 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4402 HARNEY COURT, NEW PORT RICHEY, FL 34655; 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 APRIL 29, 2024 at 11:00

Any persons claiming an inter-

est 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 26th, 2024 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 320250/2116201/wll February 2, 9, 2024 24-00144P

FIRST INSERTION

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

CASE NO.: 2023CA003875CAAXES FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, **SERIES 2018-4**,

Plaintiff, vs. DONNA JEAN WATSON AKA DONNA WATSON, et al, Defendant(s).

DONNA JEAN WATSON AKA DON-NA WATSON

Last Known Address: 18329 Ferrera Avenue Spring Hill, FL 34610 Current Address: Unknown CHRISTOPHER D. WATSON

Last Known Address: 4146 Lewis Ave Toledo, OH 43612 Current Address: Unknown

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

TRACT 608 OF THE UNRE-CORDED PLAT OF LEISURE HILLS SUBDIVISION BE-ING FURTHER DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE NORTHEAST 1/4 OF OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERN 25 FEET THEREOF FOR ROAD-WAY PURPOSES. A/K/A 18329 FERRERA AV-

ENUE SPRING HILL FL 34610 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. DUE ON OR BEFORE MARCH 4TH, 2024

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

**See the Americans with Disabilities

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this January 26, 2024 (SEAL) 2023CA003875CAAXES

01-26-2024 12:42 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003875CAAXES 01-26-2024 12:42 PM Deputy Clerk: Haley Joyner

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 23-002922

February 2, 9, 2024 24-00156P

FIRST INSERTION

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

2023CA004832CAAXWS MIGUEL ANGEL SANCHEZ AGUIRRE, Plaintiff, v.
JEFFREY P. BROWN, UNKNOWN HEIR OF JEFFREY P. BROWN #1, UNKNOWN HEIR OF JEFFREY P. BROWN #2, UNKNOWN HEIR

OF JEFFREY P. BROWN #3, and UNKNOWN HEIR OF JEFFREY P. BROWN #4. Defendants. TO: JEFFREY P. BROWN, UN-KNOWN HEIR OF JEFFREY P.

BROWN #1, UNKNOWN HEIR OF JEFFREY P. BROWN #2, UNKNOWN HEIR OF JEFFREY P. BROWN #3, and UNKNOWN HEIR OF JEFFREY P. BROWN #4 13310 Colony Road Hudson, FL 34669

YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following property in Pasco County, Florida:

Lot 4. Block 14 of unrecorded Florida Naturist Park, described as the North 70 feet of the South 463.17 feet of the East 130 feet of the West 155 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 24 S., Range 17 East, Pasco County, Florida. Together with an easement of 25 foot frontage southward from the NW corner of said lot across the west 25 feet of said section exists for ingress and egress to Colony Road.
Parcel ID#: 33-24-17-0020-01400-0040

Further known as: 13310 Colony road, Hudson, FL 34669 and you are required to serve a copy of your written defenses, if any, to it on Felix G. Montanez, Esq., the Plaintiff's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before MARCH 4TH, 2024, or within thirty (30) days from the first publication of this Notice of Action, 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.

This notice will be published once a week or two consecutive weeks in the Business Observer.

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.

Date: January 31, 2024 BY: (SEAL) 2023CA004832CAAXWS 01-31-2024 10:13 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA004832CAAXWS 01-31-2024 10:13 AM Deputy Clerk: Haley Joyner

Felix G. Montanez, Esq. the Plaintiff's attorney 2114 W. Columbus Dr. Tampa, FL 33607 Feb. 2, 9, 16, 23, 2024

24-00179P

FIRST INSERTION

THIRD AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Amended to Correct Property Address) 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 ASSOCIA-TION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICI-PATION 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 PAR-TICULARLY 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 BOUND-ARY OF SAID SECTION 1, 1016.33 FEET; RUN THENCE NORTH 64 DEGREES 35' 45'

EAST, 2,692.77 FEET TO THE POINT OF BEGINNING: CON-TINUE 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 DE-GREES 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 FLHMLCY159925139A #84600413

2002 HOMES OF MERIT FLHMLCY159925139B VIN #84600370 Property Address: 15523 Lancer

Road, Spring Hill, FL 34606 ANY PERSON CLAIMING AN IN-TEREST 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 30th 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

 $\hbox{E-Mail: Matthew@HowardLaw.com}$ February 2, 9, 2024 24-00178P

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. 2020CA002264CAAXWS U.S. Bank National Association, as Trustee for Residential Asset **Securities Corporation, Home Equity Mortgage Asset-Backed** Pass-Through Certificates, Series 2005-AHL3, Plaintiff, vs.

The Unknown Heirs, Devisees. Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased, et al.,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA002264CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL3 is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased; Ann Marie Goodwin; Jaqueline Marie Rose Richie a/k/a Jaqueline Marie Richie a/k/a Jacqueline Marie Richie; Johnathan Michael Richie a/k/a Jonathan Michael Richie: Jacob Richie are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 6th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION

LOT 18, TOWN AND COUNTRY VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6. PAGE 9. PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

TAX ID: 08-26-16-0180-00000-0180

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

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

portation services. Dated this 24th day of January, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 19-F02676 24-00143P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA002487 DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS

TRUSTEE FOR HSI ASSET SECURITIZATION **CORPORATION TRUST 2006** DTA MORTGACE DAS THROUGH CERTIFICATES, SERIES 2006-OPT4, Plaintiff, vs. PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI; KENNETH K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL

REVENUE SERVICE; PASCO COUNTY, FLORIDA. Defendant(s). NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 2, 2023, and entered in Case No. 2018CA002487 of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4. MORTGAGE-PASS-THROUGH CER-TIFICATES, SERIES 2006-OPT4, is Plaintiff and PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI: KEN-NETH K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF

THE TREASURY - INTERNAL REV-

ENUE SERVICE; PASCO COUNTY,

FLORIDA, are Defendants, the Office

of the Clerk, Pasco County Clerk of the

Court will sell to the highest bidder

or bidders via online auction at www.

pasco.realforeclose.com at 11:00 a.m.

on the 25th day of March, 2024, the following described property as set forth in said Uniform Final Judgment, to

LOTS 17, 18, 19, 20 AND 21, BLOCK 6, LAKE WORRELL ACRES, UNIT TWO, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 4, PAGE(S) 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Street, New Port Richey, Florida

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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:1/26/2024 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place,

West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 18-400534 February 2, 9, 2024 24-00159P

Suite A

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. 2019CA002908CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 01, 2021, and entered in 2019CA002908CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and WALESKA SANTIAGO A/K/A WALESKA GONZALEZ MONTIJO; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED; BEACON WOODS CIVIC ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 20, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1594 BEACON WOODS, VILLAGE 11-B PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 14, PAGE 129 THROUGH 131, OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12107 MEAD-OWBROOK LN, HUDSON, FL

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

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 informa-

Dated this 29 day of January, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

tion regarding transportation services.

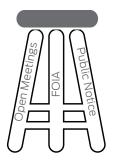
Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 19-363435 - GrS February 2, 9, 2024 24-00177P

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency











This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use **Commercial Notices** Unclaimed Property,

Unclaimed Property,

Banks or Governments

Delinguent Tax Lists. Tax Deed Sales

Government Property Sales

Permit and License Applications

Mortgage Foreclosures

Name Changes Probate Rulings

Divorces and Adoptions



Proposed Budgets and Tax Rates

Agency Proposals

Meeting Minutes or Summaries

> Zoning, Annexation and Land Use Changes

Creation of Special

School District Reports

Tax Districts

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



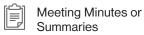
Types Of Public Notices

Citizen Participation Notices

Proposed Budgets and

Government Meetings and Hearings

Land and Water Use



Tax Rates

Creation of Special Tax Districts



School District Reports



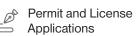
Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property,
Banks or Governments





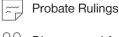


Court Notices

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

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. 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 ASSOCIATION,

HOMEOWNERS' INC. are the Defendant(s). Nikki Alvarez-Sowles, 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 12, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 200, COUNTRY WALK IN-

CREMENT 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 WATER-VILLE AVENUE, WESLEY CHA-PEL, 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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 18-137239 - EuE

Jan. 26; Feb. 2, 2024 24-00109P

SECOND 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

Plaintiff, vs. PHYLLIS WEBER AND CHRISTOPHER CHARLES WEBER, et. al.

LLC.

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, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED 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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

Jan. 26; Feb. 2, 2024 24-00135P SECOND 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 PANTELIODIS; UNKNOWN SPOUSE OF NIKOLAOS PANTELIODIS; STEVE PANTELIODIS; 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 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 THERE-OF, AS RECORDED IN PLAT BOOK 9, PAGE 142, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5117 SANDALWOOD DR, HOLI-

DAY, FL 34690IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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

Jan. 26; Feb. 2, 2024 24-00108P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com



SECOND INSERTION

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

File No. 24 CP 82 IN RE: ESTATE OF PHYLLIS DAPHINE WEIBEL a/k/a PHYLLIS D. WEIBEL Deceased

The administration of the Estate of Phyllis Daphine 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 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 Murdock, FL 33938 Tel: (941) 270-4489

contact@nathandoughertylaw.com 24-00126P Jan. 26; Feb. 2, 2024

SECOND 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,

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, VISTA-DEL-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 informa-

tion 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 FBN: 0722510 Jan. 26; Feb. 2, 9, 16, 2024

24-00123P

SECOND 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

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER

JOSEPH L. SCAGLIONE; and

UNKNOWN TENANT

CLAIMANT, BY, THROUGH, UN-DER OR AGAINST JOSEPH L. SCA-GLIONE last known address, 5915 Sea Ranch

Drive, Hudson, FL 34667 Notice is hereby given to ANY UN-

KNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIM-ANT, 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 CON-DOMINIUM 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 Plaintiffs' 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

THIRD INSERTION

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

CASE NO .: 20203CA000762CAAXES LARIEANNE L. PAGAN and WALDEMAR PAGAN MATOS, Plaintiff, -vs.-RICHARD S. CANALS, KIMBERLY CANALS, THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD S. CANALS (DECEASED).

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

Legal Description:

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

Vin#GAFL154A87003EA21 and GAFL154B87003EA21. Parcel ID Number:

 $02\hbox{-}26\hbox{-}0020\hbox{-}00001\hbox{-}1020.$ You are hereby notified that an action for Declatory Relief, concerning the following-described real property in Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MORITT HOCK & HOMROFF, LLP, attorneys for Plaintiff, LARI-ENNE L. PAGAN AND WALERMAR PAGAN MATOS whose address is: 8151 Peters Road, Suite 3100, Plantation, Florida 33324, on or before 02/19/24, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer, and file the original with the Clerk of this Court either before service upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered

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

against you for the relief demanded in

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

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

MORITT HOCK & HAMROFF, LLP Counsel for Plaintiffs 8151 Peter Rd. Suite 3100 Plantation, Florida 33324 Telephone: (954) 340-2201 Facsimile: (954) 340-2211 erosenberg@moritthock.com jthompson@moritthock.com 3317280v1

Jan. 19; 26; Feb. 2, 9, 2024

SECOND INSERTION NOTICE TO CREDITORS

PASCO COUNTY

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

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

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

The date of first publication of this notice is January 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

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

SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 26, 2024. JOANNE NEAT

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

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

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

NOTWITHSTANDING THE TIME 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. emancinilaw@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

SECOND 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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER NOTWITHSTANDING BARRED. 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

SECOND 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

NAME ADDRESS Catherine Jalsoviczky 30511 Island Club Drive Deer Island, FL 32778 ALL INTERESTED PERSONS ARE

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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: $courts ervice @\,elder law center.com,$ samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Jan. 26; Feb. 2, 2024 24-00110P

SECOND 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 repre-

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

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

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

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

service@lawsprt.com Jan. 26; Feb. 2, 2024 24-00139P



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SECOND 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 Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at 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 RECORD-ED IN PLAT BOOK 6, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

PROPERTY ADDRESS: 9113 MYAKKA ST, NEW PORT RICHEY, FL 34654 IF YOU ARE A PERSON CLAIMING

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

If you are a person with a disability who needs 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.

PASCO COUNTY

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

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 per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Richard Brown

Richard Brown

4001 W. Granada Street

Tampa, Florida 33629

Attorney for Personal Representative:

Attorney for Personal Representative

Law Offices of Robert S. Walton, PL

E-Mail: rob@attorneywalton.com

eservice@attornevwalton.com

3802 W. Bay to Bay Boulevard, Suite 11

DATE OF DEATH IS BARRED.

notice is January 26, 2024.

/s/ Robert S. Walton

Robert Scott Walton

Tampa, Florida 33629

Fax: (813) 200-9637

Secondary E-Mail:

Jan. 26; Feb. 2, 2024

Florida Bar Number: 92129

Telephone: (813) 434-1960

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

forth below.

NOTICE.

BARRED.

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 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

22-00992 Jan. 26; Feb. 2, 2024 24-00118P

SECOND 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, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEVEN JEROME SCHETTER, DECEASED, and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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, trust-

NOTICE OF ACTION IN THE CIRDUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.:

2023CA004191CAAXWS

KATRINA MCKELLEN; JESSE LEE

JAMES MCKELLEN; TENANT #1; TENANT #2; AND ANY AND ALL

UNKNOWN PARTIES CLAIMING

NAMED DEFENDANTS WHO ARE

UNKNOWN PARTIES MAY CLAIM

TO: ANY AND ALL UNKNOWN PAR-

TIES 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, GRANTEES, OR OTHER

YOU ARE HEREBY NOTIFIED that

an action to foreclose on the following real property in Pasco County, Florida:

Lot 117, Spring Lake Estates fur-

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 comer of Lot 106,

Spring Lake Estates, Unit 3 as

CLAIMANTS, DEFENDANTS.

ther described as follows:

HEIRS, DEVISEES, GRANTEES,

BY, THROUGH, AND UNDER.

AND AGAINST THE HEREIN-

NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID

AN INTEREST AS SPOUSES

OR OTHER CLAIMANTS,

MIDFLORIDA CREDIT UNION,

Plaintiff, v.

Defendants.

ees, 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, ACCORD-ING 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.,

SECOND INSERTION

shown on Plat recorded in Plat

Book 9, Page 168 of the Public

Records of Pasco County, Flor-

ida; thence run along the West-

erly extension of the North line

of said Lot 106, North 89 degrees

40 minutes 15 seconds West, 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 Begin-

ning; 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 drain-

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

Property Address: 4149 Key-

stone Drive, New Port Richey, Florida 34652

has been filed against you in the Circuit

co 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-

Court of the Sixth Judicial Circuit, Pas-

age and/or utilities.

00000-1170

New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in 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

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 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-122998

Jan. 26; Feb. 2, 2024

tiff's attorney or immediately thereaf-

ter; otherwise, a default will be entered

against you for the relief demanded in

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 Depart-

ment, Pasco County Government Cen-

ter, 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

The court does not provide trans-

portation and cannot accommodate

for this service. Persons with dis-

abilities needing transportation to

court should contact their local

public transportation providers for

information regarding transportation

NIKKI ALVAREZ-SOWLES,

01-22-2024 03:01 PM

Nikki Alvarez-Sowles

2023CA004191CAAXWS

Deputy Clerk: Haley Joyner

01-22-2024 03:01 PM

Clerk of the Court and Comptroller (SEAL) 2023CA004191CAAXWS

Pasco County Clerk & Comptroller

ESQUIRE

24-00124P

DATE: January 22, 2024

Gregory A. Sanoba, Esquire

422 South Florida Avenue

Lakeland, Florida 33801

than seven (7) days.

the Complaint.

24-00136P

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 BRUN-ER, 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 nonexempt 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Érank 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 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-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is January 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 Attorney for Petitioner Jan. 26; Feb. 2, 2024 24-00142P

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

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

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

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

Personal Representative: Catherine Arnold 93 Bayou Bend Rd. Groveland, Florida 34736

Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 patrick@attorneypatricksmith.comSecondary E-Mail: becky@attorneypatricksmith.com Jan. 26; Feb. 2, 2024 24-00129P

SECOND INSERTION SECOND INSERTION

24-00130P

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:

Address Name 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice: DOUGLAS G. MAYNARD

8356 Matthew Dr. New Port Richey, FL 34653Attorney 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:

24-00111P

peytonlaw2@gmail.com

Jan. 26; Feb. 2, 2024

SECOND 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 a/k/a Charles Joseph 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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 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@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com

24-00114P

Jan. 26; Feb. 2, 2024

Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication