--- ESTATE ---

# PASCO COUNTY LEGAL NOTICES

PASCO COUNTY

#### --- PUBLIC SALES ---

#### FIRST INSERTION

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

The Audit Review Committee for the Long Lake Ranch Community Development District ("District") will hold an audit review committee meeting on March 7, 2024, at 6:00 p.m., and located at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with

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

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

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-742, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Kyle Darin District Manager

February 23, 2024

24-00273P

#### FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on March 5, 2024, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph. (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

February 23, 2024

24-00277P

# FIRST INSERTION

#### BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on March 5, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager February 23, 2024

24-00285P

24-00282P

# FIRST INSERTION

# FICTITIOUS NAME NOTICE

Notice is hereby given that SHERRI CALL, OWNER, desiring to engage in business under the fictitious name of TWIZTED ARTZ located at 2842 MINGO DR., LAND O LAKES, FLORIDA 34638 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 24-00274P February 23, 2024

# FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that TARAVINA OF FL, LLC, OWNER, desiring to engage in business under the fictitious name of TAMPA BAY IV located at 3852 CLAYBROOK DRIVE, WESLEY CHAPEL, FLORIDA 33544 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 23, 2024

#### FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BREW HAVEN COFFEE COMPANY : Located at 7021 Potomac Dr : Pasco County in the City of Port Richey: Florida, 34668-3836 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Richey Florida, this February day of 16, 2024 BEAUTY BY 'CHELLE, LLC

February 23, 2024 24-00286P

#### 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 A Lawn To Love located at 9228 edistro pl in the City of new port richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2024.

Alexandre Whitman February 23, 2024

24-00275P

#### 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 Elite Pavers of Tampa Bay located at 25352 Wesley Chapel Blvd in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of February, 2024. Melody Faghih

February 23, 2024 24-00291P

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1977 VIN Mobile Home CELTFL73001U/ CELTFL73001X and the contents therein, if any and the contents therein, if any abandoned by previous tenants, Carol Lee Peloquin and Gustave

Charles Swanson, Jr. On March 7, 2024 at 9:30am at Caribbean Mobile Home Estates, 11630 Turks Drive, New Port Richey, Florida

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400

Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com Feb. 23; Mar. 1, 2024 24-00272P

# FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ELSAMAN MEDICAL TRANSPORTATION : Located at 1650 Fennsbury Ct : Pasco County in the City of Wesley Chapel: Florida, 33544-7606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel Florida, this February day of 16, 2024

ELSAMAN TRADING LLC February 23, 2024 24-00287P

# 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 Root Cause Focus located at 28616 Tall Grass drive in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State Tallahassee Florida

Dated this 18th day of February,

LoMenzo Group Antonino LoMenzo

February 23, 2024 24-00276P

#### 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 SUNDANCE located at 6340 Santa Fe Drive 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 21st day of February, 2024.

Stealth Group FL, LLC Peter Holden

February 23, 2024 24-00290P

#### FIRST INSERTION

### NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 03/15/2024 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, tow-ing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

2CNALDEC2B6334333 2011 CHEV February 23, 2024

#### FIRST INSERTION Notice of Intent to Title Vessel

Notice is hereby given to Robert K Jones, registered owner of Vessel 2000 BUJ Hin# BUJ57281C000 Bass Tracker Pro Team. Action is taken for purchase of the vessel without title by Casey Morgan Dykes on 4/17/23. Any person(s) having a claim against or interest in the vessel should file their claim with FL Title Agency, LLC at 1886  $\,$ West Bay Dr., #E8, Largo, FL 33770 or 727-286-7150 or fltitles@hotmail.com within 30 days. A Motion for Issuance of Title will be filed with County Court of the Sixth Judicial Circuit in and for Pasco County Florida after 30 days of publication

Case No 2023CC003333CCAXES Division D

Feb. 23; Mar. 1, 8, 15, 2024

24-00293P

**PUBLISH** 

# **YOUR**

**LEGAL NOTICE** 

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@ businessobserverfl.com

# <u>Business</u> bserver

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000126CPAXWS

#### IN RE: ESTATE OF DAVID GEORGE JAHOSKY, SR., Deceased.

The administration of the estate of DAVID GEORGE JAHOSKY, SR., deceased, whose date of death was December 23, 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.

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 23, 2024.

# Personal Representative: David George Jahosky, Jr. 1533 Graceful Doe Loop

Winter Springs, Florida 32708 Attorney for Personal Representative: C. Hunter Rawls  ${\tt BATTAGLIA,\,ROSS,\,DICUS}$ & McQUAID, P.A. 5858 Central Avenue St. Petersburg, FL 33701 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlaw.com

Secondary Email: mflah@brdwlaw.com Feb. 23; Mar. 1, 2024 24-00266P

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-23 IN RE: ESTATE OF ROBERT MICHAEL BOYLE,

Deceased.

The administration of the estate of Robert Michael Boyle, deceased, whose date of death was April 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: February 23, 2024.

#### Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612

Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Feb. 23; Mar. 1, 2024 24-00269P

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-CP-000272-WS

#### In Re The Estate Of: GEORGE OSCAR DYER, JR., Deceased

The administration of the estate of GEORGE OSCAR DYER, JR., deceased, whose date of death was August 27, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 the first publication of this notice is February 23, 2024.

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

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 Feb. 23; Mar. 1, 2024

email:

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

PROBATE DIVISION File No. 512024CP000192CPAXWS **Division Probate** IN RE: ESTATE OF JOYCE E. MIKYSKA,

Deceased. The administration of the estate of Joyce E. Mikyska, deceased, whose date of death was January 23, 2024, 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attornev 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 February 23, 2024.

#### Personal Representative: Richard Werner Widera 9201 Tournament Drive Hudson, FL 34667

Attorney for Personal Representative: John W. Hudzietz II, Esq. E-Mail Address: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 Feb. 23; Mar. 1, 2024 24-00270P

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#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP000200CPAXWS Division probate IN RE: ESTATE OF TERRY L. ROSKOWSKI

Deceased. The administration of the estate of Terry L. Roskowski, deceased, whose date of death was December 15, 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 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 23, 2024.

#### Personal Representative: Cedric P. Hay Personal Representative

12300 US Hwy 19 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 Feb. 23; Mar. 1, 2024 24-00278P

# FIRST INSERTION

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

#### File No. 2023CP002102CPAXWS IN RE: ESTATE OF JOSEPH L. DUNN, Deceased.

The administration of the estate of Joseph L. Dunn, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7830 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 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is: February 23, 2024.

Signed on this day of 2/15/2024. Davna Dunn Sage Personal Representative

Attorney for Personal Representative

24-00268P

40 Greenhill Drive Washington, PA 15301

Faehner PLLC 301 Woodlands Parkway Suite 10 Oldsmar, FL 34677 Telephone: (727) 443-5190 Email: Michael@Faehner.com Secondary Email:

Michael J. Faehner

Florida Bar No. 23043

Filings@Faehner.com

Feb. 23; Mar. 1, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-189 IN RE: ESTATE OF RHODA NEWCOMER AKA RHODA H. NEWCOMER AKA RHODA F. NEWCOMER

Deceased. The administration of the estate of RHODA NEWCOMER AKA RHODA H. NEWCOMER AKA RHODA F. NEWCOMER, deceased, whose date of death was December 11, 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 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 23, 2024.

#### Personal Representative: RICHARD NEWCOMER, JR.

12214 Twin Lake Dr. New Port Richey, Florida 34654 Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney

Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com Feb. 23; Mar. 1, 2024 24-00271P

# FIRST INSERTION

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

FILE NO. 2023 CP-002107-CPAXEX IN RE: ESTATE OF LORETTA Y. FAY, Deceased.

The administration of the estate of LORETTA Y. FAY, deceased, whose date of death was December 9, 2023, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 38053 Live Oak Avenue. Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-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 23, 2024.

# Personal Representative: ANGELA NEWCOM

4503 Williamstown Boulevard Lakeland, Florida 33810 Attorney for Personal Representative: Richard A. Miller Florida Bar Number: 328911 Miller Trojano, P.A. Post Office Box 8169 Lakeland, FL 33802 Telephone: (863) 688-7038 Fax: (863) 688-2619  $\hbox{E-Mail: rmiller@millerlawfl.com}$ Secondary E-Mail: ddean@millerlawfl.com 24-00280P Feb. 23; Mar. 1, 2024

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001916 IN RE: ESTATE OF KATHLEEN G. JENSEN Deceased.

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

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 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 23, 2024.

#### Personal Representative: /s/ Kristine Hindrichs ID N8xHtchQ9qrFtnL2TwBWGoPj KRISTINE HINDRICHS

3448 Forsythia Drive Odessa, Florida 33556 Attorney for Personal Representative: /s/ Daniel De Paz ID DmYud5idUfQbawsUBtcWV21Z Daniel de Paz Attorney Florida Bar Number: 108866 136 4th St. N. Suite 2213 St. Petersburg, Florida 33701 Telephone: (813) 367-9856 Fax: (813) 575-0255 E-Mail: daniel@depaz.law Secondary E-Mail: service@lawsprt.com

Feb. 23; Mar. 1, 2024

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION CASE NO: 2023CP001849CPAXES IN RE ESTATE OF

JEFFREY WALSH In the matter of the Estate of JEFFREY WALSH, JEFFREY WALSH of Zephyrhills, Florida, Deceased, whose date of death was SEPTEMBER 9, 2023 and whose Social Security Number ends in 1785, said matter pending in the Circuit Court for Pasco County, Probate Divi-

sion, the address of which is 7530 Little

Road, New Port Richey, Florida 34654. Decker Legacy Law, LLC has been hired by the Personal Representatives, Ronald Walsh and Linda Rupp, to act on their behalf. The names and addresses of the Personal Representatives and attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDANT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 23, 2024.

All claims against the above estate must be sent to the attention of: Renee Decker, Decker Legacy, 17401 Commerce Park Blvd Suite 103, Tampa, Florida, 33647 on or before April 2,

Dated at Zephyrhills, Florida on this 20th day of February 2024. Attorney for the Personal Representatives /s/ Renee Decker Decker Legacy 17401 Commerce Park Blvd Suite 103 Tampa, Florida Personal Representative of the Estate of JEFFREY WALSH /s/Linda Rupp 1349 Bancroft Road Bancroft, ME 04497 /s/ Ronald Walsh 40 Affection Road

24-00289P

Dauphin, PA 17018

Feb. 23; Mar. 1, 2024

# --- ACTIONS / SALES ---

#### FIRST INSERTION

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

2023CC001719CCAXES HPA US2 LLC Plaintiff, vs. YESENIA GONZALEZ; UNKNOWN PARTY IN POSSESSION #1; and UNKNOWN PARTY IN POSSESSION #2; Defendants.

TO: Yesenia Gonzalez Unknown Party in Possession #1 Unknown Party in Possession #2 7650 Yale Harbor Drive Wesley Chapel, Florida 33545

YOU ARE NOTIFIED that an action for unlawful detainer of property described as:

7650 Yale Harbor Drive, Wesley Chapel, Florida 33545

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 North Marguerite Street, Tampa, Florida 33603, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center. 7530 Little Road, New Port Richey, FL 34654 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.

WITNESS Nichole "Nikki" Alvarez-Sowles, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida. DUE ON OR BEFORE MARCH 25TH, 2024

Dated: February 15, 2024 NICHOLE "NIKKI" ALVAREZ-SOWLES, Clerk of the Circuit and County Court (SEAL) 2023CC001719CCAXES 02-15-2024 10:46 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CC001719CCAXES 02-15-2024 10:46 AM Deputy Clerk: Haley Joyner Brian C. Chase, Esq.,

Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 Feb. 23; Mar. 1, 8, 15, 2024

#### FIRST INSERTION

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

CASE NO.:  ${\bf 2023CA003292CAAXWS}$ LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, v. TERESA BARNES, et al., Defendants.

TO: Sharyn Meehan 4903 Fleetwood St New Port Richey FL 34653 Mariah Bain 1433 Lenton Rose Ct New Port Richey FL 34655

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

County, Florida: Lot 294, HERITAGE VILLAGE UNIT ONE, as per plat thereof, recorded in Plat Book 9, Page 27, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of 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; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 25TH, 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richev, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richev, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 15, 2024

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida (SEAL) 2023CA003292CAAXWS 02-15-2024 10:30 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003292CÂAXWS 02-15-2024 10:30 AM Deputy Clerk: Haley Joyner

Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

# FIRST INSERTION

24-00267P

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

FLORIDA CIVIL DIVISION Case #: 2022CA002532CAAXWS DIVISION: J3

Truist Bank, formerly known as Branch Banking and Trust Company

James Charles Nutt a/k/a James C. **Nutt, As Personal Representative** of the Estate of Walter J. Nutt; James Charles Nutt a/k/a James C. Nutt; Lisa Nicole Antonietti; Lynnore Marie Whritenour a/k/a Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt; Unknown Spouse of James Charles Nutt a/k/a James C. Nutt; Unknown Spouse of Lisa Nicole Antonietti: Unknown Spouse of Lynnore Marie Whritenour a/k/a Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt; Dividend Solar Finance LLC; Clerk of Court of Pasco County; Julia G Antonietti; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002532CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff and James Charles Nutt a/k/a James C. Nutt, As Personal Representative of the Estate

of Walter J. Nutt are defendant(s). L. Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW. PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on March 20, 2024, the following described property as set forth in said Final Judgment, towit:

LOT 10, HUDSON HIGH-LANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6. AT PAGE 94, OF PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-327007 FC01 SUT 24-00292P Feb. 23; Mar. 1, 2024

# FIRST INSERTION

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

CASE NO. 2020CA002511CAAXES HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST

Plaintiff, vs. UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW, ETAL

**Defendants** To the following Defendant(s): CHRISTOPHER ROBINSON MAR-LOW A/K/A CHRISTOPHER R. MARLOW (CURRENT RESIDENCE UNKNOWN)

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

Additional Address: 1943 JOHN ST . HAMILTON, OH 45011 5865 YOU ARE HEREBY NOTIFIED that

an action for Foreclosure of Mortgage on the following described property:

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

A/K/A 18316 OXENHAM AV-ENUE, SPRING HILL FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM,

PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEER-FIELD BEACH, FL 33442 on or before MARCH 25TH, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 Richev. 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 re $quests.\ Persons\ with\ disabilities\ needing$ transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this February 20, 2024

Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT (SEAL) 2020CA002511CAAXES 02-20-2024 12:53 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2020CA002511CAAXES 02-20-2024 12:53 PM

Deputy Clerk: Haley Joyner PHH16459-20/cam Feb. 23; Mar. 1, 2024 24-00288P

# FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
Case No. 2024CA000142CAAXES
Wells Fargo Bank, N.A.

Plaintiff, vs.
Sameh Hamzah a/k/a Sameh G.
Hamzah; Noha Mousa; Bridgewater
Community Association Inc.: Bank

Hamzah; Noha Mousa; Bridgewater Community Association, Inc.; Bank of America, N.A. Defendants.

TO: Sameh Hamzah a/k/a Sameh G. Hamzah Last Known Address: 31237 Tribor-

Last Known Address: 31237 Tribor ough Dr. Wesley Chapel, Fl. 33545

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

IOTIDA:
LOT 26, BLOCK 2, BRIDGE-WATER PHASE 1 AND 2,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 48,
PAGE(S) 110 THROUGH 126,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before

March 25th, 2024, 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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 February 19th, 2024.

Nikki Alvarez-Sowles As Clerk of the Court By /s/ Haley Joyner As Deputy Clerk

File # 23-F02374 Feb. 23; Mar. 1, 2024 24-00283P

#### FIRST INSERTION

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

CASE NO.: 2022CA002235CAAXES PINGORA LOAN SERVICING, LLC, Plaintiff, vs.

ISAAC NEWTON; CRISTAN E.
NEWTON; UNKNOWN SPOUSE
OF ISAAC NEWTON; 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 18 day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 15, OAK-STEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA

PROPERTY ADDRESS: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

tion services.
Dated this 15 day of February 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

24-00264P

# FIRST INSERTION

22-01334

Feb. 23; Mar. 1, 2024

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

CASE NO. 2024CA000161CAAXES CARRINGTON MORTGAGE SERVICES LLC,

Plaintiff, vs. NANCY LOPEZ, et. al.

Defendant(s),
TO: UNKNOWN SPOUSE OF NANCY
LOPEZ,

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 fore-closed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE EAST 1/2 OF THE WEST

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO 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 MARCH 25TH, 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 February 19, 2024

CLERK OF THE CIRCUIT COURT
(SEAL) 2024CA000161CAAXES
02-19-2024 04:24 PM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2024CA000161CAAXES
02-19-2024 04:24 PM
Deputy Clerk: Haley Joyner

Deputy Cierk: Haiey Joyne Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-170556

Feb. 23; Mar. 1, 2024

# OFFICIAL COURTHOUSE WEBSITES

1:23 🖈

a a l LTE 🖃

Notes





Done

# **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

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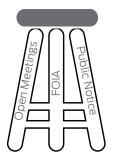
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# Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

೭ಿ೭

**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

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Government Meetings  $\overline{\ }$  and Hearings

Land and Water Use



Creation of Special Tax Districts





School District Reports



Zoning, Annexation and Land Use Changes

# **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** 



Orders to Appear

# 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

THIRD INSERTION

PASCO COUNTY

#### SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder

A 1984 Mobile Home, VIN 06668A/06668B and the contents therein, if any abandoned by previous tenant, Ronny Frans Baams

On March 7, 2024 at 9:30am at Caribbean Mobile Home Estates, 10820 Dragoon Court, New Port Richev, Florida 34654.

THE EDWARDS LAW FIRM, PL

500 S. Washington Boulevard, Suite 400

Sarasota, Florida 34236

Telephone: (941) 363-0110

Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards

SHERYL A. EDWARDS Florida Bar No. 0057495

sedwards@edwards-lawfirm.com

February 16, 23, 2024

24-00240P

the petition.

ney 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

cuit Court's office notified of your cur-

rent address. (You may file Designation

of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-

ily 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, re-

quires certain automatic disclosure of

documents and information. Failure to

comply can result in sanctions, includ-

DATED this 30 day of January, 2024. CLERK OF THE CIRCUIT COURT

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023CP001726CPAXWS

IN RE: ESTATE OF

VINCENT THOMAS GUNTLOW

A/K/A VINCENT T. GUNTLOW,

Deceased.

The administration of the estate of Vin-

cent Thomas Guntlow a/k/a Vincent T. Guntlow, deceased, whose date of death

was 8/20/2023, is pending in the Cir-

cuit Court for Pasco County, Florida,

Probate Division, File No. 2023CP-

001726CPAXWS, the address of which

is 7530 Little Road, Suite 105, New Port

Richev, FL 34654-5598. The names

and addresses of the Personal Repre-

sentative and the Personal Representa-

other persons, having claims or de-

mands against decedent's estate, on

whom a copy of this notice is required to be served, must file their claims with

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

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 THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

THE DATE OF THE FIRST PUBLI-

CATION OF THIS NOTICE IS Febru-

Personal Representative

Vincent P. Guntlow

24 Gibson Road

Orleans, MA 02653

Attorney for Personal Representative

DeMaria, de Kozan & White, PLLC

(850) 202-8535 (850) 438-8860 FAX

kmwhite@demariadekozanwhite.com

dlmclin@demariadekozanwhite.com

rpmorgan@demariadekozanwhite.com

February 16, 23, 2024 24-00230P

DATE OF DEATH IS BARRED.

ON THEM.

ER BARRED.

ary 16, 2024.

Kathlyn M. White

510 E. Zaragoza St.

Pensacola, FL 32502

Florida Bar No. 13763

All creditors of the decedent and

tive's attorney are set forth below.

(SEAL) By: /s/ Remigia Zerillo

Deputy Clerk

24-00176P

ing dismissal or striking of pleadings.

Feb. 2, 9, 16, 23, 2024

You must keep the Clerk of the Cir-

#### FOURTH 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 PETI-TION 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 attor-

#### SECOND INSERTION

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

PROBATE DIVISION File No. 2023-CP-001666-CP-AXWS IN RE: ESTATE OF JOHN K BLOH. Deceased.

The administration of the estate of JOHN K BLOH, Deceased, whose date of death was January 2, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division. the address of which is 38053 Live Oak Avenue, Dade City, Fl. 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is February 16, 2024.

#### CASSIUS CHOLOPRAY, Personal Representative

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

February 16, 23, 2024 24-00249P

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

Case Number: 2022CA000543CAAXES IN RE: FORFEITURE OF: \$5,700.00 (Five Thousand, Seven Hundred Dollars) in U.S. Currency One (1) 2012 Mazda M3 Touring VIN: JM1BL1V81C1658591

TO: Ernesto Hernandez-Perez Last known Address: 15417 N. 29th Street Apt 123, Phoenix,

Arizona 85032 YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses

with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 11TH day of MARCH, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.
WITNESSED by hand and the Seal

of the Court on this February 7, 2024 (SEAL) 2022CA00543CAAXES 02-07-2024 09:12 AM

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2022CA000543CAAXES 02-07-2024 09:12 AM Deputy Clerk: Haley Joyner Deputy Clerk

Feb. 9, 16, 23; Mar. 1, 2024

24-00219F

#### THIRD INSERTION

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

2022CA000543CAAXES IN RE: FORFEITURE OF: \$5,700.00 (Five Thousand, Seven Hundred Dollars) in U.S. Currency One (1) 2012 Mazda M3 Touring VIN: JM1BL1V81C1658591

TO: Alberta Gomez-Lopez Last known Address: 15417 N. 29th Street Apt 123, Phoenix, Arizona 85032

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described property by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses

with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 11TH day of MARCH, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this February 7, 2024.

(SEAL) 2023CA00543CAAXES 02-07-2024 09:11 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2022CA000543CAAXES 02-07-2024 09:11 AM Deputy Clerk: Haley Joyner

Deputy Clerk Feb. 9, 16, 23; Mar. 1. 2024

24-00220P

#### SECOND INSERTION

NOTICE OF ACTION FOR SECOND NOTICE AND ORDER ON PETITION FOR ADOPTION BY RELATIVE AND PETITION FOR ADOPTION BY RELATIVE

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

Case No.: 2022-DR-3373WS Division: Z2 GARY GEORGE AND RUBY GEORGE,

Petitioner, and KAITLYN TYO AND BOBBY

GEORGE, Respondent TO: KAITLYN TYO

9419 MINUTE MEN COURT, LOUIS-VILLE, KY 40214 YOU ARE NOTIFIED that an ac-

tion for PETITION FOR ADOPTION BY RELATIVE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF TIMOTHY DOUD, whose address is P.O. BOX 1777 TARPON SPRINGS, FL 34668 on or before 03/18/2024 and file the original with the clerk of this Court at 7530 LIT-TLE ROAD, NEW PORT RICHEY, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

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 Cir-

for the relief demanded in the petition.

cuit 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 office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: February 9, 2024.

CLERK OF THE CIRCUIT COURT  $(SEAL)\,2022DR003373DRAXWS$ 02-09-2024 02:30 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2022DR003373DRAXWS 02-09-2024 02:30 PM Deputy Clerk: Beverly Bray

Feb. 16, 23; Mar. 1, 8, 2024 24-00235P

# FOURTH 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

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. 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 1/4 of the SW 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. 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.

24-00179P

Tampa, FL 33607

Feb. 2, 9, 16, 23, 2024

51-2024-CP-000218-WS In Re The Estate Of: ANTHONY N. BECKER.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File Number:

Deceased The administration of the estate of AN-THONY N. BECKER, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richev, 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 THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 the first publication of this notice is February 16, 2024.

LYNN A. FABER - PR LAW OFFICES OF STEVEN K. JONAS, P.A.

Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953

email: sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180

February 16, 23, 2024 24-00243I

# SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0051-WS IN RE: ESTATE OF

STANLEY A. CROSIER Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Or-

der of Summary Administration has been entered in the estate of STANLEY A. CROSIER, deceased, File number 51-2024-CP-0051-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 December 12, 2023; that the total value of the estate is \$22,000,00 and that the names and addresses of those to whom it has been assigned by such

DAVID L. CROSIER, Trustee, Crosier Family Trust dated March 24, 2009 14710 National Dr.

Chantilly, VA 20151

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 February 16, 2024.

#### **Person Giving Notice** DAVID L. CROSIER 14710 National Dr.

Chantilly, VA 20151 Attorney for Person Giving Notice DONALD R. PEYTON 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 16, 23, 2024 24-00251P

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2024CP000121 IN RE: THE ESTATE OF THOMAS M. SNEE,

deceased. The administration of the estate of THOMAS M. SNEE, deceased, whose date of death was August 22, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 16, 2024.

/s/ Thomas M. Snee, Jr. THOMAS M. SNEE, JR. 11211 Carriage Hill Dr., Únit #3 Port Richey, Florida 34668 Attorney for Personal Representative:

/s/ Steven Meiller STEVEN MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative February 16, 23, 2024

# SECOND INSERTION

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

CASE NO. 512022CP000037CPAXWS IN RE: ESTATE OF HELEN S. PRICE, Deceased.

The administration of the Estate of HELEN S. PRICE, Deceased, whose date of death was September 12, 2021, 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 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 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 16, 2024.

#### Personal Representative: ANA CECILIA RUBINETT 166 Carlyle Drive Palm Harbor, FL 34683

Attorney for Personal Representative: RANDALL D. BASKIN, ESQUIRE FBN# 118082 BASKIN EISEL RIGHTMYER. Attorneys at Law 14020 Roosevelt Boulevard, Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545 Facsimile: 727-572-4646 Primary Email: rbaskin@baskineisel.com Secondary Email: brittany@baskineisel.com Secondary Email: eservice@baskineisel.com

February 16, 23, 2024 24-00229P

**Email your Legal Notice** 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 GENERAL JURISDICTION

DIVISION  $CASE\ NO.\ 2022\text{-}CA\text{-}1522\text{-}ES$ BANK OZK, an Arkansas banking corporation, Plaintiff, vs. PATRICIA D. ANDERSON a/k/a PATRICIA A. DIAMOND, STATE OF FLORIDA, CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY UNKNOWN SPOUSE OF

PATRICIA D. ANDERSON a/k/a

PATRICIA A. DIAMOND And UNKNOWN TENANT(S) IN POSSESSION,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2024, entered in Case No. 2022-CA-1522-ES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, the clerk, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on the 19th day of March, 2024, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

The South 264 feet of the West 1/2 of the West 330 feet of the East 2310 feet of the North ½ of the North ½ of the Southeast ¼ of Section 2, Township 24 South, Range 21 East, Pasco County, Florida.

Street address: 38545 Burger Lane, Dade City, FL 33523 Account No.: 02-24-21-0020-

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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs 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 12th day of February, 2024. /s/ Richard B. Storfer By Richard B. Storfer Florida Bar No. 984523 rstorfer@loriumlaw.com Lorium Law 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300 5510.047

February 16, 23, 2024 24-00246P

#### SECOND INSERTION

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

2023CA000257CAAXWS THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED **CERTIFICATES, SERIES 2007-5,** Plaintiff, v.

RONALD T. DUNKLEMAN, ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 2, 2024 entered in Civil Case No. 2023CA000257CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007 5, Plaintiff and RONALD T. DUNKLEMAN are defendants, Nikki Alvarez-Sowles, Clerk of Court, will

11:00 AM on May 1, 2024 the following described property as set forth in said Final Judgment, to-wit:. LOT 998, SEVEN SPRINGS HOMES UNIT FIVE-B PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 103 THROUGH 106, OF THE PUB-LIC RECORDS OF PASCO

sell the property at public sale at www.

pasco.realforeclose.com beginning at

COUNTY, FLORIDA. Property Address: 3447 Monte Rio St., New Port Richey, FL 34655 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA

CASE NO.: 2023-CA-003481 PENNYMAC LOAN SERVICES,

AMANDA PARADY, et al.,

Plaintiff, v.

Defendants.

TO: Amanda Parady

7602 Humboldt Avenue

7602 Humboldt Avenue

7602 Humboldt Avenue

7602 Humboldt Avenue

County, Florida:

New Port Richey FL 34655

Pasco County, Florida.

Unknown Party in Possession 1

Unknown Party in Possession 2

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following described property in Pasco

Lot 978, SEVEN SPRINGS

HOMES UNIT FIVE-B PHASE

1, according to the Plat thereof

as recorded in Plat Book 16, Page

103, of the Public Records of

has been filed against you and you are

required to serve a copy of your written

defenses, if any, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S.

Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this

Unknown Spouse of Amanda Parady

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.

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port 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.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M22543-JMV Case No.: 2023CA000257CAAXWS

24-00227P

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

February 16, 23, 2024

Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief de manded in the complaint. DUE ON OR BEFORE MARCH 18TH, 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco Countv. Florida, this February 13, 2024

/s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003481CAAXES 02-13-2024 11:18 AM  $(SEAL)\,By: Deputy\,Clerk: Haley\,Joyner$ DEPUTY CLERK

Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 February 16, 23, 2024

#### SECOND INSERTION

PASCO COUNTY

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

IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO 2023CA003470CAAXES ALLIED FIRST BANK, SB DBA SERVBANK,

Plaintiff, vs. KIMBERLY LITTLE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 12, 2024 in Civil Case No. 2023CA003470CAAX-ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Kimberly Little, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of March, 2024 at 11:00 AM on the following described property as set forth in said Summary Final

Judgment, to-wit: LOT 9 AND 10, LESS THE NORTH 10 FEET OF LOT 9, BLOCK 124, MAP OF THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS

OF PASCO COUNTY, FLORI-DA.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06010FL

February 16, 23, 2024 24-00236P

#### 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.:

00-2023-CA-004289-CAAX-WS VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. GOLDBERG A/K/A EDWARD ROY GOLDBERG: GULF HARBORS WOODLANDS ASSOCIATION, INC.; SCOTT B. GOLDBERG; EDWARD R. GOLDBERG, JR.; REBECCA M. ZIMMERMAN; REBECCA M. ZIMMERMAN, AS PERSONAL REPRESENTATIVE; 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 11 day of March 2024, the following described property as set forth in said Final Judgment, to wit: LOT 5, GULF HARBORS

WOODLANDS SECTION 30-A-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 15, PAGE(S) 73, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. PROPERTY ADDRESS: 4464

MARINE PKWY, NEW PORT RICHEY, FL 34652 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-

NOTICE OF ACTION

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO.

 ${\bf 23\text{-}CA\text{-}003445\text{-}CA\text{-}AX/WS}$ 

MAXWELL A. NEWMAN; BEACON

WOODS EAST HOMEOWNERS'

ASSN., INC.; BEACON WOODS

EAST MASTER ASSOCIATION,

INC.; UNKNOWN TENANT NO.

1; UNKNOWN TENANT NO. 2:

and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the follow-

ing described property in Pasco County,

THIS ACTION, OR HAVING OR

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

TITLE OR INTEREST IN THE

TO: UNKNOWN TENANT NO. 1

UNKNOWN TENANT NO. 2

FLAGSTAR BANK, N.A,

Plaintiff, vs.

Defendant(s).

13009 Sandburst Ln

13009 Sandburst Ln

Hudson, FL 34667

Hudson, FL 34667

SECOND INSERTION

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 transporta-

tion services. Dated this 12 day of February 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 Toll Free: DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02338 February 16, 23, 2024 24-00245P

#### SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

SUPPORT)
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 512024DR0670ES Division: L

Jennifer Christine Trotter, Petitioner, and Fred Trotter,

Respondent,

TO: Fred Trotter {Respondent's last known address} unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jennifer Christine Trotter whose address is 31237 Mango Fade Way San Antonio, FL 33576 on or before 3-18-2024, and file the original with the clerk of this Court at 38053 Live Oak Ave. Dade City, FL. 33523 before service on Petitioner or immediately thereafter. If you fail to do  $\,$ so, a default may be entered against you

for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 2-8-2024

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Rita Meyer, Deputy Clerk

Feb. 16, 23; Mar. 1, 8, 2024

24-00225P

#### 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. 2022CA003237CAAXWS US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CARL BRONERSKY A/K/A CARL S. BRONERSKY A/K/A CARL STEVEN BRONERSKY, DECEASED, et al. **Defendant(s).**NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated February 1, 2024, and entered in 2022CA003237CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CARL BRONERSKY A/K/A CARL S. BRONERSKY A/K/A CARL STEVEN BRONERSKY, DECEASED; BARBARA STILLWELL A/K/A BARBARA M. STILLWELL A/K/A BARBARA MCCOY STILLWELL; CHRISTOPHER BRONERSKY; AMANDA CABLE-BRONERSKY; MAGNOLIA VALLEY CONDOMINIUM, INCORPORATED; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CIITBANK, N.A. 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 March 07, 2024, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NUM-BER C, BUILDING NUMBER 5, MAGNOLIA VALLEY CON-DOMINIUM, ACCORDING TO CONDOMINIUM PLAT THERE-OF AS RECORDED IN PLAT BOOK 11, PAGE 95-96, PUBLIC

RECORDS OF PASCO COUNTY. FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDO-MINIUM AND EXHIBITS AT-TACHED HERETO, ALL AS RECORDED IN O.R. BOOK 655, PAGE 408-455, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7020 CO-GNAC DR UNIT 3, NEW PORT RICHEY, FL 34653 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 accor-

dance 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 information regarding transportation services. Dated this 13 day of February, 2024.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-098536 - NaC 24-00260P February 16, 23, 2024

# SECOND INSERTION

CHERYL ANN WILTSE, deceased,

THIS NOTICE ON THEM.

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

The date of first publication of this notice is February 16, 2024.

#### Personal Representative: /s/ Robert William Wiltse Robert William Wiltse

11 Rockdove Lane Orchard Park, New York 14127 Attorney for Personal Representative: /s/ Brenden S. Moriarty Brenden S. Moriarty, Esq. THE MORIARTY LAW FIRM, P.A. 1001 3rd Avenue West, Suite 650 Bradenton, FL 34205 (941) 749-0075 Florida Bar No. 0189863 bmoriarty@suncoastlegalgroup.com pleadings@suncoastlegalgroup.com February 16, 23, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2023 CP 1956 IN RE: ESTATE OF CHERYL ANN WILTSE, Deceased. The administration of the estate of

whose date of death was May 21, 2023 and whose Social Security Number ends in XXX-XX-3620, is pending in the Circuit Court for Pasco County Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney are set forth below.

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

Florida: LOT 265, CLAYTON VIL-LAGE PHASE 2, ACCORD-(954) 564-0071 ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 95 THROUGH 99, OF THE February 16, 23, 2024

PUBLIC RECORDS OF PASCO

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 03/04/24, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on FEB 08, 2024. As Clerk of the Court (SEAL) By: Remi Zerillo

As Deputy Clerk Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 answers@dallegal.com1691-192512 / VP2

24-00226P

All other creditors of the decedent

# PASCO COUNTY

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

DIVISION CASE NO.

TRUST ACQUISITION, Plaintiff, vs. JAY N. HUNT AND LINDA

MISTLER, et al.

for cash at www.pasco.realforeclose. com, at 11:00 AM, on March 07, 2024, the following described property as set

TION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BE-ING FURTHER DESCRIBED AS

SECOND INSERTION

COMMENCE AT THE SOUTH-EAST CORNER OF LOT 204 OF PALM TERRACE ESTATES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA; THENCE RUN ALONG THE EASTERLY EX-TENSION OF THE SOUTH LINE OF SAID LOT 204, S 89 DEG. 30' 03" E, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE N 00 DEG. 14' 53" W, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAIN-AGE AND/OR UTILITIES.

Property Address: 10835 STAM-FORD DR, PORT RICHEY, FL 34668

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

IMPORTANT AMERICANS WITH DISABILITIES

SECOND INSERTION NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NO. 2024CP000028CPAXWS IN RE: THE ESTATE OF BONITA FRANCES ZINK,

**Deceased.**The administration of the Estate of Bonita Frances Zink, deceased, whose date of death was November 1 2023, File Number 2024CP000028CPAXWS - is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, 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 FILEDWITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

The date of first publication of this notice is February 16, 2024.

Personal Representative JAMES LYND ZINK. Personal Representative

91 Glacier Lane Svlva. North Carolina 28779 Attorney for Personal Representative Lyndy C. Jennings, Esq.
Attorney for Personal Representative Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511

Telephone: (813) 315-8547 Email: ljennings@lyndylaw.com February 16, 23, 2024 24-00244P

SECOND INSERTION

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

> FLORIDA PROBATE DIVISION CASE NO. 24-CP-156 IN RE: ESTATE OF PAULETTE CHADWELL,

Deceased. The administration of the Estate of PAULETTE CHADWELL, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address is 7530 Little Road, New Port Richey, FL 34654. The personal representative's and the personal representative's attorney names and ad-

dresses are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 SER-VICE OF A COPY OF THIS NOTICE

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES 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 first publication of this notice is February 16, 2024.

CHAD MICHAEL MURPHY Personal Representative

/S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132

E-mail: rricciardi@your-advocates.org

24-00238P

February 16, 23, 2024

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001947 **Division Probate** IN RE: ESTATE OF ALVIN EARL REYNOLDS

The administration of the estate of Alvin Earl Reynolds, 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 P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Deceased.

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 February 16, 2024. Personal Representative:

Leticia M. Revnolds 3144 Deergrass Ct Holiday, Florida 34691 Attorney for Personal Representative: R. Nadine David, Esq. Attorney Florida Bar Number: 89004 Florida Probate Law Group

P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail:

ndavid @ florida probate law group.comSecondary E-Mail: service@floridaprobatelawgroup.com February 16, 23, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000147 IN RE: ESTATE OF CORNELIUS JOHN ORSATI Deceased.

The administration of the estate of Cornelius John Orsati, deceased, whose date of death was October 29, 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.

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 16, 2024.

Personal Representative: /s/ Victoria Wanser (Jan 30, 2024 11:22 (EST) Victoria Wanser 14 Kyle Street

Bellport, New York 11713 Attorney for Personal Representative: /s/ William Rambaum William Rambaum, Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2 Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (704) 781-5357 E-Mail: brambaum@plglawyer.com Secondary E-Mail: jherny@plglawyer.com

24-00231P

February 16, 23, 2024

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000068 IN RE: ESTATE OF FLOYD LESLIE BOETTCHER, JR.,

A/K/A FLOYD BOETTCHER,

Deceased. The administration of the estate of Floyd Leslie Boettcher, Jr. a/k/a Floyd Boettcher, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative: Mark Boettcher 6206 Tacony Street Duluth, Minnesota 55807

Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072  $\hbox{E-Mail: linda@tampabayelderlaw.com}\\$ February 16, 23, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-002043-ES

**Division: Probate** IN RE: ESTATE OF CATHERINE MARY ADAIR (A/K/A CATHERINE M. ADAIR A/K/A CATHERINE ADAIR) Deceased.

The administration of the estate of Catherine Mary Adair (a/k/a Catherine M. Adair a/k/a Catherine Adair), deceased, whose date of death was November 4, 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

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 16, 2024.

Personal Representative:

/s/ Melissa Hogan Jennings Melissa Hogan Jennings 8035 Tantallon Way Trinity, Florida 34655

Attorney for Personal Representative: /s/ Tanya Bell Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com February 16, 23, 2024

2023CA004233CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 1, 2024, and entered in 2023CA004233CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE TRUST ACQUISITION is the Plaintiff and JAY N. HUNT; LINDA MISTLER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder

forth in said Final Judgment, to wit: LOT 229 OF THE UNRECORD-ED PLAT OF PALM TERRACE ESTATES UNIT EIGHT, A POR-

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR

PASCO COUNTY, FLORIDA CASE NO.: 2022CA002256

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

BENEFICIARIES, DEVISEES,

TENANT #2; LINDA SURRATT;

UNKNOWN PARTIES CLAIMING

AGAINST THE HEREIN NAMED

WHO ARE NOT KNOWN TO BE

JASON TOUCHTON; ASHLEY

BY, THROUGH, UNDER AND

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on February 5, 2024 in Civil

Case No. 2022CA002256, of the Cir-

cuit Court of the Judicial Circuit in and

for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSO-  $\,$ 

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISI-

NOTICE OF ACTION

SAID UNKNOWN PARTIES

**GRANTEES, OR OTHER** 

Defendant(s).

TOUCHTON: ANY AND ALL

ASSOCIATION,

UNKNOWN HEIRS.

SURVIVING SPOUSE,

GRANTEES,; UNKNOWN TENANT #1; UNKNOWN

FOR RCF 2 ACQUISITION TRUST

C/O U.S. BANK TRUST NATIONAL

SECOND INSERTION

TION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURRATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on March 11, 2024 at 11:00:00 AM EST the following described real property as set forth in said

Final Judgment, to wit: LOT 60, 4 LAKE ESTATES, 1ST ADDITION, AS PER PLAT BOOK 5, PAGE 170, OF THE PUBLIC RECORDS OF PASCO

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

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

ACT: If you are a person with a dis-

ability 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.,

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 im-

paired. 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 ac-

commodate such requests. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

By: \S\Danielle Salem

dsalem@raslg.com

Attorney for Plaintiff

Boca Raton, FL 33487

February 16, 23, 2024

23-129542 - NaC

Telephone: 561-241-6901

Facsimile: 561-997-6909

PLLC

Danielle Salem, Esquire

Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

24-00261P

SCHNEID, CRANE & PARTNERS,

Dated this 13 day of February, 2024.

Pasco County Government

Dated this 13 day of February, ALDRIDGE PITE, LLP Attorney for Plaintiff

5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman

Digitally signed by Zachary Ullman DN: CN=Zachary Ullman E=zullman@aldridgepite.com Reason: I am the author of this

document Date: 2024.02.13 14:33:28-05'00 Foxit PDF Reader Version 12.1.0 FBN: 106751

Primary E-Mail: Service Mail@aldridgepite.com1092-11879B

February 16, 23, 2024 24-00258P

# SECOND INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION 2023CA005058-CAAX SHEILA FLEITMAN, Plaintiff, v. SCOTT W. McNEILL; COLLIN McNEILL; AND ANY UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER EXECUTOR OR EXECUTRIX OF THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, AND ALL OTHER PARTIES CLAIMING AN INTEREST

TO: ANY UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER EXECUTOR OR EXECUTRIX OF THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, AND ALL OTHER PARTIES CLAIM-ING AN INTEREST IN THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF

FREDDIE GRAFSTEIN, DECEASED

IN THE ESTATE OF ANNE RUBAT.

VALERIE McNEILL, DECEASED,

AND THE ESTATE OF FREDDIE

DECEASED, THE ESTATE OF

GRAFSTEIN, DECEASED,

Defendants.

YOU ARE NOTIFIED that an action to quiet title on the following described

property:
CONDOMINIUM UNIT NO. BUILDING U, GULF HARBORS CONDOMINIUM. SECTION 17. ACCORDING TO CONDOMINIUM PLAT THEREOF AS RECORDED IN PLAT BOOK 13 PAGE 70, OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN PARAGRAPHS 5 AND 6 OF THE DECLARATION OF CONDOMINIUM OF GULF HARBORS CONDOMINIUM AS RECORDED IN O.R. BOOK 463, PAGE 531 THROUGH 559, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLOR-IDA, SUBJECT TO EASE-MENTS, RESTRICTIONS AND RESERVATIONS OF RECORD. Commonly known as 4540 Marine Parkway, Unit 104, New Port Richey, FL 34652 Parcel No.

07-26-16-0270-00U00-1040 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on George G. Pappas, Esquire, 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, within \_ 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 on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

\* DUE ON OR BEFORE MARCH 18TH, 2024 \*

PI-CIR. If you are a person with a disability

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.

Submitted by: George G. Pappas, Esquire 1822 N. Belcher Road, Suite 200 Clearwater, FL 33765 Telephone: 727-447-4999 Facsimile: 727-447-4989 E-mail addresses: george@pappaspa.com admin@pappaspa.comparalegal@pappaspa.com Feb. 16, 23; Mar. 1, 8, 2024

This notice is provided pursuant to Administrative Order 2023-022 PA/

WITNESS my hand and seal of this Court, Florida on this February 13, Publish: BUSINESS OBSERVER

/s/ Nichole Alvarez-Sowles Nikki Alvarez-Sowles, Esquire Pasco County Clerk & Comptroller 2023CA005058CAAXWS 02-13-2024 12:57 PM Deputy Clerk: Haley Joyner

24-00252P