FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at

Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, June 18, 2024, at 6:00 PM at the Estancia at Wiregrass

Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board

members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the

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

agenda for these meetings may be obtained by contacting the District Manager

by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrassedd.com. This

meeting may be continued to a date, time, and place to be specified on the record

Information about how the meetings will be held and instructions for connecting

and participating may be obtained by contacting the District Manager's Office at

(813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are

strongly encouraged to submit questions and comments to the District Manager's

Office in advance to facilitate consideration of such questions and comments during

Pursuant to the provisions of the Americans with Disabilities Act, any person

requiring special accommodations to participate in this meeting or to obtain access

to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-

eight (48) hours prior to the meeting by contacting the District Manager at (813)

344–4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person

may need to ensure that a verbatim record of the proceedings is made, including the

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on

June 24, 2024, the personal property in the below-listed units, which may include

but are not limited to: household and personal items, office and other equipment.

The public sale of these items will begin at 10:00 AM and continue until all units are

sold. The lien sale is to be held at the online auction website, www.storagetreasures.

com, where indicated. For online lien sales, bids will be accepted until 2 hours after

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813)

388-9376 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 01018 - Wilt, Jill; 01024 - Thompson, Kathryn; 01088 - Guerricaechebarria, Nerea; 01116 - Rhodes, Rabyn; 03060 - Rush, LaShawn; 03071 - Bernard, Brandon; 03166 - Ra-

mos, Sara I; 04052 - Horstmann, Doris; 04139 - Williams, Olivia; 04161 - Mitchell,

Derriante Q PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL

34610, (727) 233-9632 Time: 10:15 AM Sale to be held at www.storagetreasures.

com. 093 - SAEZ, MELINDA; 144 - Mayberry, Kirk; 282 - Fabrizi, Michael; 294 -

Arbelo, Jaymes PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey,

FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storagetreasures.

com. 11059 - Andrews, Julie; 11291 - Faulkner, Christina; 12030 - patterson, heather;

12167 - Humbertson, James: 12205 - Baccile, Twila: 12216 - smith, John: 12249 - Rive-

ra, Daniel; 12250 - Despenza, Cheryl; 12298 - Hills, James; 13034 - MEIER, STEPH-

ANIE; 13160 - Naples, Dawn; 13184 - Tate, Daniell; 13193 - Bushard, Sarah; B107

Schram, Chelsie: B138 - seed, Frederick: B153 - Mahone, Matthew: B235 - martin.

shirley; C101 - Meeks, Quinisha; C111 - schaeffer, kenneth; C148 - Braithwaite, Eric;

C376 - Austin, Madison; C417 - Bailey, Tayla; D163 - Levzow, Amber; D254 - Kel-

lev, Kyle; D259 - faulkner, christina; D280 - Grafton, William PUBLIC STORAGE

# 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time:

 $11:\!30$  AM Sale to be held at www.storagetreasures.com. 1004 - Alvarado, Inez; 1380

- Florida Wellness Medical group Unger, Stephen; 2022 - Ziegler, Shelley; 2030 - Auberon, Brooklyn; 2207 - Devoted Lawn Services, LLC Grooms, Mike PUB-

LIC STORAGE  $\sharp$  25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-

5429 Time: 11:45 AM Sale to be held at www.storagetreasures.com. B0007

- RUPP, MICHAEL C; D0003 - Brianas, Penelope; E1113 - Meyers, William;

E1119 - Howe, David; E1232 - osorno, Jonathan; E2236 - Jackson, Darlene PUBLIC STORAGE \* 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352)

204-9059 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0A181

- Barnett, Roger; OA187 - Miller, Travisha; OA196 - Laskowski, Gary; OB129 - Espinal, Rodi; OC011 - Tucker, Lynn; OC132 - Scheels, Raymond; OE051 - gulino,

James PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727)

605-0911 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 044 - Lewis

Nathan; 078 - Galarza, Zachary; 097 - Johnson, Shantel; 181 - Baker, Michelle; 217

- huynh, Vinh; 222 - Gheorghe, Robert; 324 - Bomia, Valentina; 339 - Harris, An-

dre; 428 - Peterson, Sophia; 452 - Moorehead, Susan; 571 - CASTEEL, ANDREW

PUBLIC STORAGE # 27103. 11435 US Highway 19, Port Richey, FL 34668, (727)

478-2059 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 1001 -

Kanter, Katherine; 1118 - McDougal, Mackenzie; 1143 - doerge, Brian; 1214 - Rus-

sella James: 2026 - Ballard Porsha: 2046 - Fuller Kirsten: 2068 - Keammerer

Joseph; 2207 - CANNON, ERICA M; 2208 - Bartolomeo, Yvonne; 2284 - Roussos,

Mike; 3065 - Lowe, Eric; 3078 - Jones, Shavante; 3112 - Lyle, Samantha; 3115 - Nel-

son, Melanie; 3234 - doerge, Brian; 3255 - Rivera, Jorge; 3263 - Ferry, Mike; 3312

be made available prior to the sale. All sales are subject to cancellation. We reserve

the right to refuse any bid. Payment must be in cash or credit card-no checks, Buy-

ers must secure the units with their own personal locks. To claim tax-exempt sta-

tus, original RESALE certificates for each space purchased is required. By PS Retail

Sales, LLC, 701 Western Avenue, Glendale, CA 91201, (818) 244-8080.

Who benefits from legal notices?

June 7, 14, 2024

Ortiz, Enrique; 3333 - Terry, Casey Public sale terms, rules, and regulations will

testimony and evidence upon which such appeal is to be based.

Governmental Management Services - Tampa, LLC

### --- PUBLIC SALES ---

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Cabe Team located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2024. David Temko

June 7, 2024 24-01010P

Board of Supervisors.

at the meeting.

June 7, 2024

in contacting the District Manager.

Jordan Lansford, District Manager

the time of the sale specified.

### FIRST INSERTION

### NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 06/22/2024 at 09:00 AM the following vehicles(s)  $\,$ may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GCCS19W6Y8285613 2000 CHEV JTEAAAAHXMJ079314 2021 TOYT KMHFU45E24A318224 2004 HYUN 24-01008P June 7, 2024

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Sanders Team located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of May, 2024. David Temko June 7, 2024 24-01011P

### 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 Star Light Management Agency located at 6903 Congress Street in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 4th day of June, 2024. Star Light Management Group LLC June 7, 2024

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on June 26th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B302 Evelyn Santiago Immediately Following at U-Stor Ridge Rd.

24-01007P

7215 Ridge Rd. Port Richey, FL 34668

E15 Margaret Cada F41 Ashley Markus E96 Shawn Mcgibbon F271 Lloyd Middleton

F18 John Philip Wysocki Immediately Following at

U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 G7 Kenneth Cain

C18 Zorana Elder D1 April Harrington C100 Jeff Sheldon D24AC Edna Smith

E15 Mikel Workman

24-01014P

# FIRST INSERTION

### NOTICE TO CREDITORS RE: ANGELINE BUCK, Deceased Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled FRED & ANGELINE BUCK LIVING TRUST, dated June 26, 2001.

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

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

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

The date of the first publication of this Notice is June 7, 2024.

FRED J. BUCK III, Trustee 4915 Gordon Street Zephyrhills, FL 33542

352-206-1175 24-01005P June 7, 14, 2024

# OFFICIAL COURTHOUSE WEBSITES



sarasotaclerk.com charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com pascoclerk.com

my**pinellas**clerk.gov

polkcountyclerk.net

my**orange**clerk.com

### FIRST INSERTION

### NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 25, 2024, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line June 14, 2024, at 6:00am and ending June 25, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Jayme L. Wells June 7, 14, 2024 24-01039P

### 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 Joe's Pressure Washing located at 7624 Ironbark Dr in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2024. Joseph Conklin

24-01040P June 7, 2024

### FIRST INSERTION

### NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code. a sale will be held on June 25, 2024, for Castle Keep Mini Storage at www. StorageTreasures.com bidding to begin on-line June 14, 2024, at 6:00am and ending June 25, 2024, at 12:00pm to satisfy a lien for the follow unit (s).

Unit (s) contain general household goods.

Name Unit Kim Dye E016 Gene D. Frink C094 Christopher M. Garcia II I008 Tatia James D018 Lacie A. Snyder I402 24-01042P June 7, 14, 2024

# FIRST INSERTION

Notice of Public Sale PURSUANT TO THE FLORIDA SELF-SERVICE STORAGE FACIL-ITY ACT, NOTICE IS HEREBY GIVEN THAT THE FACILITIES LIST-ED BELOW D/B/A VALUE STORE IT SELF STORAGE WILL SELL AT PUBLIC AUCTION (TO SATISFY A LIEN PLACED ON THE CONTENTS PURSUANT TO CHAPTER 83 OF THE FLORIDA STATUTES). THE PERSONAL PROPERTY IN THE BELOW-LISTED OCCUPANTS' LEASED SPACES TO SATISFY THE OWNER'S LIEN. THE PERSONAL PROPERTY STORED THEREIN BY THE FOLLOWING OCCUPANTS MAY INCLUDE BUT IS NOT LIM-ITED TO GENERAL HOUSEHOLD, OFFICE AND PERSONAL ITEMS, FURNITURE, BOXES, CLOTHES, AND APPLIANCES. THE UNIT(S) WILL BE SOLD AT PUBLIC AUCTION THROUGH ONLINE AUCTION SERVICES OF WWW. STORAGETREASURES.COM. THE

VALUE STORE IT WESLEY CHAPEL, LLC 54 WESLEY - 33624 SR CHAPEL, FL1207-SAPHENYA TAKANYA GREEN, 2122-AJA L WILSON, 2205-RAYAH S REITNAUER, 3004-DASHA GIBSON, 3073-THOMAS MATTHEW FINLEY

SALE TIME AND DATE IS AT 11AM

ON JUNE 27, 2024.

VALUE STORE IT COUNTRYSIDE, LLC - 26489 US HWY 19 CLEAR-WATER FL 33761: 1009 - ALEXIS MARIE RAMBO, 4139 - WILLIAM PETER JR ACHNITZ

VALUE STORE IT SEVILLE LLC - 2611 SEVILLE BLVD CLEARWA-TER FL 33764: 2055- WYATT JASON VLIEK, 2063- KAYLA STEVONNE SKYLLAS.

June 7, 14, 2024 24-01012P

### FIRST INSERTION NOTICE UNDER FICTITIOUS

### NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Gary Carter will engage in business under the fictitious name FREE GRACE CHURCH OF TAMPA BAY, with a physical address 2462 BARTOLO DRIVE LAND O LAKES, FL 34639, with a mailing address 2462 BARTOLO DRIVE LAND O LAKES, FL  $34639, \mathrm{and}$  already registered the name mentioned above with the Florida Department of State, Division of Corpora-

June 7, 2024 24-01009P

# --- ESTATE ---

### FIRST INSERTION

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

File No. 51-2024-CP000745-WPAXWS Division Probate IN RE: ESTATE OF JOHN M. ROOS

**Deceased.**The administration of the estate of John M. Roos, decease, whose date of death was April 10, 2024, 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 demand against decedent's estate must file their claims with this court WITH-IN 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.

The date of first publication of this notice is June 7, 2024.

### Personal Representative: Eugene Beil 12300 US Hwy Hudson, Florida 34667

Attorney for Personal Representative Cedric P. Hay, Esq., Attorney Florida Bar Number: 722510 BEIL & HAY PA 12300 US Hwy 19 Hudson, FL 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: elbeil@beilandhav.com SecondE-Mail:

webmaster@beilandhay.com June 7, 14, 2024 24-00992P

### FIRST INSERTION NOTICE TO CREDITORS

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

### 51-2024-CP000820-CPAXWS Division Probate IN RE: ESTATE OF WILLIAM ALLAN FARRA Deceased.

The administration of the estate of William Allan Farra, deceased, whose date of death was April 19, 2024, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

### Personal Representative: Stephen H. Farra 608 Willowood Parkway

Chapin, South Carolina 29036 Attorney for Personal Representative Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAYPA 12300 US Hwv 19 Hudson, FL 34667 Telephone: (727) 868-2306 Fax: (727) 1287 E-Mail: elbeil@beilandhay.com SecondeMail: webmaster@beilandhav.com

24-00993F

June 7, 14, 2024

### FIRST INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF#: 2024-CP-241 IN RE: ESTATE OF RONALD DAVID LEWANDOSKI

Deceased.

The administration of the estate of RONALD DAVID LEWANDOSKI, deceased, whose date of death was November 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 June 7, 2024. Personal Representative: TODD LEWANDOSKI 25412 Bruford Blvd. Land-o-Lakes, FL 34639

Attorney for Estate: PAUL KNUDSEN, ESQUIRE Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 June 7, 14, 2024 24-01022P

# FIRST INSERTION

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

PROBATE DIVISION File No. 512024CP000887CPAXWS Division I

### IN RE: ESTATE OF CHERYL J. SIMON Deceased.

The administration of the estate of CHERYL J. SIMON, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 June 7, 2024.

# Personal Representative: BARBARA A. EPSTEIN

1458 Twin Villas Way Dunedin, FL 34698 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ.

Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com

Secondary E-Mail: maryellen BEpstein@outlook.com June 7, 14, 2024 24-01020P

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

### --- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP000585-CPAXWS

Division Probate IN RE: ESTATE OF PETER W. ZAREMBA Deceased.

The administration of the estate of Peter W. Zaremba, deceased, whose date of death was May 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 June 7, 2024.

# Personal Representative: Peter M. Zaremba $704\ Humboldt\ St.$

Brooklyn, New York 11222 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 June 7, 14, 2024 24-01026P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP000936CPAXWS IN RE: ESTATE OF CYNTHIA M. TABARES

Deceased. The administration of the estate of CYNTHIA M. TABARES, 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 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands

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

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

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

NOTWITHSTANDING THE TIME 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 June 7, 2024.

Personal Representative: ROLANDO E. TABARES

3201 SW 128th Ave

Miami, Florida 33175 Attorney for Personal Representative: JACQUELINE R. BOWDEN GOLD

Florida Bar Number: 109399 RARICK & BOWDEN GOLD, PA 6500 Cow Pen Road Suite 204 Miami Lakes, FL 33014

Telephone: (305) 556-5209 Fax: (305) 362-9525 E-Mail: jbowden@raricklaw.com

Secondary E-Mail: service@raricklaw.com June 7, 14, 2024 24-01024P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-747

IN RE: ESTATE OF JOAN D. MAYFIELD-VOIGT, aka JOAN DOROTHYEA MAYFIELD-VOIGT, Deceased.

The administration of the estate of JOAN D. MAYFIELD-VOIGT, also known as JOAN DOROTHYEA MAYFIELD-VOIGT, deceased, whose date of death was March 18, 2024, 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

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

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

The date of first publication of this

notice is: June 7, 2024. Signed on this 3rd day of May, 2024. MICHAEL MAYFIELD Personal Representative 45 Orange Street

Port Jervis, NY 12771 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com June 7, 14, 2024 24-00999P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0834-WS IN RE: ESTATE OF CHERYL SICKORA

**Deceased.**The administration of the estate of CHERYL SICKORA, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal repre-

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

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

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 June 7, 2024.

Personal Representative: RICHARD T. SICKORA

9715 Typhoon Place Land O'Lakes, Florida 34639 Attorney for Personal Representative: DONALD R. PEYTON

Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com June 7, 14, 2024 24-01029P FIRST INSERTION

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

File No. 24-CP-595 IN RE: ESTATE OF MARY CAROLINE MANCINI A/K/A MARY C. MANCINI

**Deceased.**The administration of the estate of Mary Caroline Mancini a/k/a Mary C. Mancini deceased, whose date of death was January 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 June 7, 2024.

Personal Representatives: C. Richard Mancini  $1031\,17 th\ Street\ SW$ Naples, Florida 34117 Toni Marie Roberts 31833 Grand Reserve Place Wesley Chapel, Florida 33545

Amanda M. Dorio Attorney Florida Bar Number: 77411 Henderson, Franklin, Starnes & Holt,

Attorney for Personal Representatives:

3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: amanda.dorio@henlaw.com Secondary E-Mail: barbra.asselta@henlaw.com June 7, 14, 2024 24-01021P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0386-WS IN RE: ESTATE OF

RICHARD WARREN FAY

**Deceased.**The administration of the estate of RICHARD WARREN FAY, deceased, whose date of death was December 18. 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 7, 2024.

Personal Representative: LISAGAIL O'LEARY 15919 Stable Run Dr.

Spring Hill, FL 34610 Attorney for Personal Representative: DONALD R. PEYTON

Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com June 7, 14, 2024 24-01030P FIRST INSERTION

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

PROBATE DIVISION File No. 24-CP-000688 Division Probate IN RE: ESTATE OF GUDRUN MARIE HAENELT Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Gudrun Marie Haenelt, deceased, File Number 24-CP-000688, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was October 22, 2023; that the total value of the estate is \$52,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Asset, Share or Amount Revocable Trust Agreement of

Gudrun M. Haenelt dated April 12, 2011 53 Glazer Drive Bloomingburg, NY 12721 100% of Edward Jones Account #345-13751 a/k/a Lincoln Annuity

#922085582 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 WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTH-ER 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 June 7, 2024.

Person Giving Notice: Linda Pietrzak

Attorney for Personal Representative: Debra A. Faulkner, Esq. Florida Bar Number: 94212 The Faulkner Firm, P.A. 4056 Tampa Road Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@thefaulknerfirm.com Secondary E-Mail: probate@thefaulknerfirm.com June 7, 14, 2024 24-01027P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NINETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE AND MENTAL HEALTH DIVISION

CASE NO.: 2024-CP-000042 PROBATE DIVISION LARRY JOHN PRIDGEON, Deceased.

The administration of the estate of Larry John Pridgeon-, deceased, File Number 24-CP-000042, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The estate is intestate.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statues Section §90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

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 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 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 THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 7, 2024

Personal Representative: Jeanette Zammeti Pridgeon

7813 Waterford Street New Port Rickey, FL 34653 Attorney for Personal Representative Maria D. Boudreaux, Esq., FBN 1008371 The Boudreaux Law Firm PLLC P.O. Box 332782 Murfreesboro, TN 37133 Phone: 813-252-2448 Fax: 813-200-8775 mariaboudreaux@outlook.com June 7, 14, 2024 24-01019P

# FIRST INSERTION

NOTICE OF ADMINISTRATION

IN THE CIRCUIT COURT OF THE NINETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE AND MENTAL HEALTH DIVISION

CASE NO.: 2024-CP-000042 PROBATE DIVISION LARRY JOHN PRIDGEON, Deceased.

The administration of the estate of Larry John Pridgeon-, deceased, File Number 24-CP-000042, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The estate is intestate.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statues Section §90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, jurisdiction of this Court are required to file their objections with this Court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever bared. The three (3) month time period may only be extended for estoppel based upon the misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representative, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objec-

tions to the validity of a will, venue or jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative, or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such person or the date that is forty (40) days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or in volving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Section 732.201-732.2155 WITH THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, or any attorney in fact or a guardian of the property of the surviving spouse, or the date that is two (2) years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules

Personal Representative: Jeanette Zammeti Pridgeon

7813 Waterford Street New Port Rickey, FL 34653 Attorney for Personal Representative Maria D. Boudreaux, Esq., FBN 1008371 The Boudreaux Law Firm PLLC P.O. Box 332782 Murfreesboro, TN 37133 Phone: 813-252-2448 Fax: 813-200-8775 mariaboudreaux@outlook.com June 7, 14, 2024 24-01018P FIRST INSERTION

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

CASE NO.: 2024CP000922CPAXWS IN RE: ESTATE OF OSCAR MANUEL SYLVIA, SR., Deceased.

The administration of the Estate of OS-CAR MANUEL SYLVIA, SR., deceased, who died on December 15, 1996, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

There is an action pending in the Circuit Court for Pasco County, Florida, Probate Division for summary administration, to determine the homestead status of the decedent's real property and to sell the real property once it is determined to be the homestead of the decedent. The property is located at 1731 DOUBLOON DRIVE, HOLIDAY, FLORIDA, 34690, with a legal description of LOT 256, FOREST HILLS-UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RE-CORDS OF PASCO COUNTY, FLORI-DA, together with improvements thereon with the county Tax Identification number: 32-26-16-0060-00000-2560.

The decedent was married and survived by a lineal descendant, Oscar Sylvia Jr., described in Florida Statutes § 732.103, who died after Oscar Manuel Sylvia, Sr. It is known that the spouse and lineal descendant of the decedent are deceased. It is not believed that Oscar Sylvia Jr. had any lineal descendants, and his current heirs under Florida law are unknown. As a result of the foregoing, a  $\frac{1}{4}$  (one-quarter) interest in the decedent's homestead property vested, based on the intestacy laws of the State of Florida, in the Estate of Oscar Sylvia, Jr.

Pursuant to Florida Statutes § 49.011, any beneficiary who has not joined the Petition for Summary Administration and the Petition to Determine Homestead Status of Real Property shall have 28 days from the date of the first publication of this notice to contact either the court or the petitioner's attorney and join the petition(s) or file an objection. If the beneficiary fails to do either, an Order of Summary Administation and an Order Determining Homestead Status of Real Property will be entered by the Court.

The Orders will authorize the proceeds from the sale of the property described above owed to any beneficiary who fails to contact either the court or the petitioner's attorney to be deposited into the court registry. Further, the Orders will authorize the appointment of a special magistrate, Dennis A. Creed, III (Creed Law Group), to sign any closing paperwork on behalf of any beneficiary who fails to contact either the court or the petitioner's attorney. The special magistrate shall be compensated at a rate of \$350 per hour, which will be deducted from the proceeds of the sale prior to disbursement of any funds to the beneficiaries.

The date of first publication of this notice is June 7, 2024.

Richard DeStefano Petitioner & Beneficiary 9716 Glen Moor Lane Port Richey, Florida, 34668

Aaron J. Bedy Attorney for the Petitioner Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com June 7, 14, 21, 28, 2024

FIRST INSERTION

### NOTICE TO CREDITORS RE: DAWN E. KERFIEN, Deceased Deceased

ALL PERSONS CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled JAMES H. & DAWN E. KERFIEN, SR LIVING TRUST dated March 28, 1996.

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

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

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

The date of the first publication of this Notice is June 7, 2024.

DONNA SALZ, Trustee 5211 Morey Farms Loop Palmetto, Florida 34221 813-748-2028

June 7, 14, 2024

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24-01023P

PASCO COUNTY

### FIRST INSERTION

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

File No. 24-000736 **Division: Probate** IN RE: ESTATE OF THOMAS CRAFT FIKSDAL (A/K/A THOMAS C. FIKSDAL A/K/A THOMAS FIKSDAL) Deceased.

The administration of the estate of Thomas Craft Fiksdal (a/k/a Thomas C. Fiksdal a/k/a Thomas Fiksdal), deceased, whose date of death was February 2, 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

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

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

The date of first publication of this notice is June 7, 2024.

# Personal Representative: /s/ Tanya Bell Tanya Bell, Esq. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763

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 24-00995P June 7, 14, 2024

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024CP000245CPAXES

### IN RE: ESTATE OF FULTON EUGENE STRICKLAND, Deceased.

The administration of the Estate of Fulton Eugene Strickland, deceased, whose date of death was 10/22/2023, Case Number 2024CP000245CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

The date of first publication of this notice is the 7 day of June, 2024

# Personal Representative: Robert Michael Strickland,

623 S. Riverhills Dr. Temple Terrace, FL 33617 Attorney for Personal Representative RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com

24-01000P

June 7, 14, 2024

### FIRST INSERTION

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

### CASE NO. 512024CP000626CPAXES IN RE: ESTATE OF CHRISTOPHER G. McRAE,

**Deceased.**The administration of the Estate of CHRISTOPHER G. MCRAE, Deceased, whose date of death was March 7, 2024, 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

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

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

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

The date of first publication of this notice is June 7, 2024.

# Personal Representative: PATRICIA J. SCOTT

732 Nicklaus Drive Melbourne, FL 32940 Attorney for Personal Representative: JEFFREY A. EISEL, ESQUIRE FBN# 92365 BASKIN EISEL RIGHTMYER, Attorneys at Law 14020 Roosevelt Boulevard, Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545 Facsimile: 727-572-4646 Primary Email: jeisel@baskineisel.com Secondary Email: brittany@baskineisel.com Secondary Email: eservice@baskineisel.com June 7, 14, 2024 24-00997P

# FIRST INSERTION

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

### PROBATE DIVISION FILE NO: 2024-CP-0575 IN RE: ESTATE OF DEBORAH LYNN LICAVOLI,

Deceased. The administration of the Estate of Deborah Lynn Licavoli, deceased, whose date of death was 12/26/2023, Case Number 2024-CP-0575, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

The date of first publication of this notice is the 7 day of June, 2024.

# Personal Representative: Daniel E. Brockett, 21 Fascination Ln.

Linn Valley, KS 66040 Attorney for Personal Representative ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com  $\bar{casemana} ger@elizabethdevolder.com$ June 7, 14, 2024 24-01001P

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000697

**Division Probate** IN RE: ESTATE OF DOUGLAS A. DEMATTEO (A/K/A D A DEMATTEO)Deceased.

The administration of the estate of Douglas A. DeMatteo (a/k/a D A De-Matteo), deceased, whose date of death was March 11, 2024, is pending iri 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 June 7, 2024.

Personal Representative:

# Linda DeMatteo

4450 Fort Shaw Drive New Port Richey, 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 June 7, 14, 2024 24-00994P

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-879 IN RE: ESTATE OF BARBARA WRIGHT, aka BARBARA ANN WRIGHT Deceased.

The administration of the estate of BARBARA WRIGHT, also known as BARBARA ANN WRIGHT, deceased, whose date of death was December 9, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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: June 7, 2024. Signed on this 22nd day of May, 5/31/2024.

## LEIGH A. PARTRIDGE Personal Representative

13016 Bartow Street Hudson, FL 34667 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com 24-00998P June 7, 14, 2024

## FIRST INSERTION

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

### PROBATE DIVISION File No. 2024CP000572CPAXES IN RE: ESTATE OF CONCETTA LITRICO, Deceased.

The administration of the estate of CONCETTA LITRICO, Deceased, whose date of death was January 2, 2024, 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

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

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

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

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

The date of first publication of this

# notice is June 7, 2024. SALVATORE LITRICO,

**Personal Representative** Attorney for Personal Representatives Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com June 7, 14, 2024 24-00996P

# FIRST INSERTION

NOTICE TO CREDITORS (Full Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-802

IN RE: ESTATE OF VIRGINIA D. HARRIS. Deceased.

The administration of the estate of VIRGINIA D. HARRIS, deceased, whose date of death was March 11, 2024, whose social security number was XXX-XX-7149 File Number pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the estate of the Decedent and persons having claims or demands against the Decedent's estate on whom a copy of this notice has been 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 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

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

The date of first publication of this Notice is June 7, 2024.

Person Giving Notice: /s/Michael Kevin Plocica NICHEL KEVIN PLOCICA 15250 NW 32nd Court Reddick, FL 32686

Personal Representative Attorney for Person Giving Notice: /s/ H. Randolph Klein H. Randolph Klein, Esq. Attorney for Petitioner Florida Bar Number: 219487 KLEIN & KLEIN, LLC 40 SE 11th Avenue Ocala, Florida 34471 (352) 732-7750 randy@kleinandkleinpa.com June 7, 14, 2024 24-01003P

### FIRST INSERTION

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

### File No. 24-CP-000606 IN RE: ESTATE OF ALFRED JAMES WALL, SR., Deceased.

The administration of the estate of ALFRED JAMES WALL, SR., deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is: June 7, 2024.

# PAIGE WALL

Personal Representative 36 Woodard Avenue Winchester, New Hampshire 03470 Robert D. Hines Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.con June 7, 14, 2024 24-01002P

# FIRST INSERTION

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

### No. 2024-CP-000193-CP-AX-WS IN RE: ESTATE OF ERVIN ROBERT KARABA, a/k/a Ervin Karaba, Deceased.

The Administration of the Estate of Ervin Robert Karaba, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida  $34654. \ \ The names and addresses of the$ Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 June 7, 2024.

### Personal Representative: Suzanne Kay Vieira 7527 Highway 238 Jacksonville, OR 97530

Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044 filings@FL probate solutions.comSecondary

 $sandra@\check{F}L probate solutions.com$ 

24-01004P

June 7, 14, 2024

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-00739 IN RE: ESTATE OF

JOSEPH DIAZ

Deceased. The administration of the estate of Joseph Diaz, deceased, whose date of death was February 29, 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 June 7, 2024.

Personal Representative:

# Cynthia Birch

11250 SW 113th Terrace Miami, Florida 33176 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses:  $courts ervice @\,elder law center.com,$ samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 June 7, 14, 2024 24-01028P

# FIRST INSERTION

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

PROBATE DIVISION File No. 512024CP000686CPAXES Division A IN RE: ESTATE OF WILLIAM LINKER AKA

### WILLIAM L. LINKER AKA WILLIAM LANDES LINKER

**Deceased.**The administration of the estate of WILLIAM LINKER AKA WILLIAM L. LINKER AKA WILLIAM LANDES LINKER, deceased, whose date of death was December 28, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal repre-

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

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

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

NOTWITHSTANDING 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 June 7, 2024.

### Personal Representative: KIM STEBBINGS 18627 Sailors Delight Pass

Land O Lakes, Florida 34638 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610  $\hbox{E-Mail: jenny@siegcolelaw.com}$ 

Secondary E-Mail: eservie@siegcolelaw.com 24-01006P June 7, 14, 2024

### --- ACTIONS / SALES ---

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

CASE NO. 2024CA000754CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1. ASSET BACKED CERTIFICATES, SERIES 2005-HY1,

JUNIOR MATIAS A/K/A JUNIOR A. MATIAS, ET AL. Defendants.

Plaintiff, vs.

To the following Defendant(s): JUNIOR MATIAS A/K/A JUNIOR A. MATIAS (UNABLE TO SERVE AT ADDRESS)

Last Known Address: 6740 COM-MERCE AVENUE, PORT RICHEY, FL 34668

Additional Address: 9555 DOTTIE DR,

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA CASE NO.

CASE NO. 2024CA000748CAAXES

AS TRUSTEE FOR RESIDENTIAL

PASSTHROUGH CERTIFICATES,

MARIA G. BLASZCZYK (UNABLE TO

Last Known Address: 28516 TALL

GRASS DRIVE , WESLEY CHAPEL,

an action for Foreclosure of Mortgage

on the following described property:
LOT 37, BLOCK 1, MEADOW
POINTE PARCEL 2, UNIT 3,

AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 30,

PAGE 62 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/Kl A 28516 TALL GRASS

DRIVE, WESLEY CHAPEL FL

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to J. Anthony Van Ness,

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER

DRIVE, SUITE #110, DEERFIELD

BEACH, FL 33442 on or before JULY

8TH, 2024 and file the original with the

Clerk of this Court either before service

33543

YOU ARE HEREBY NOTIFIED that

Plaintiff, vs. MARIA G. BLASZCZYK, ET AL.

To the following Defendant(s):

ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED

DEUTSCHE BANK TRUST COMPANY AMERICAS,

**SERIES 2005-QS14**,

SERVE AT ADDRESS)

FIRST INSERTION

NEW PORT RICHEY, FL 34654 4302 Additional Address: 7325 SAN MORI-TZ DR, PORT RICHEY, FL 34668Additional Address: 7020 IVANHOE AVENUE, PORT RICHEY, FL 34668

FIRST INSERTION

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

LOT 508, OF EMBASSY HILLS, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 119 AND 120 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

A/K/A 7020 IVANHOE DRIVE, PORT RICHEY FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD

on the Plaintiff's attorney or immedi-

ately thereafter; otherwise a default will

be entered against you for the reliefde-

manded in the complaint. This notice is

provided to Administrative Order No.

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

this Court this day of June 4, 2024. Nikki Alvarez-Sowles, Esq.

1239 E. NEWPORT CENTER DRIVE,

DEERFIELD BEACH, FL 33442

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC,

Attorney for the Plaintiff,

WITNESS my hand and the seal of

PASCO COUNTY

As Deputy Clerk

24-01038P

CLERK OF COURT

By Deputy Clerk: Haley Joyner

BEACH, FL 33442 on or before JULY 8TH, 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 reliefdemanded in the complaint. This notice is provided to Administrative Order No.

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

WITNESS my hand and the seal of this Court this day of June 4, 2024.

Nikki Alvarez-Sowles, Esq. PASCO COUNTY CLERK OF COURT By Deputy Clerk: Haley Joyner As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff. 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH18079-23/cam

June 7, 14, 2024 24-01037P

## FIRST INSERTION

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

CASE NO. 2020CA000344CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE

REGINA KIMMEL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

LOT 657-A, MILLPOND ESTATES SECTION TWO, AS

Property Address: 7728 BALHAR-

BOUR DR, NEW PORT RICHEY,

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 3 day of June, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 19-409203 - NaC June 7, 14, 2024 24-01036P

DIVISION

COMPANY. Plaintiff, vs.

ant to a Final Judgment of Foreclosure dated April 30, 2024, and entered in 2020CA000344CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MORTGAGE ASSETS MAN-AGEMENT, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF REGINA KIMMEL, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MILLPOND ESTATES SECTION TWO HOMEOWNERS ASSOCIATION, INC.; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; MEREDITH TAYLOR; STACEY CUSIMANO 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 July 01, 2024, the following described property as set forth in said Final Judgment,

SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 12 THRU 16 OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

### FIRST INSERTION

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

CASE NO. 2023CA002995CAAXWS AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs.
ZORAIDA ALLENDE OCASIO,

ET.AL;

Defendants
NOTICE IS GIVEN that, in accordance with the Amended Order Granting Plaintiff's Motion to Cancel and Rescheduled Foreclosure Sale dated May 16, 2024 in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realforeclose. com , on July 01, 2024, the following described property: Lot 2893, BEACON SQUARE

UNIT 22, according to the Plat thereof, as recorded in Plat Book 11, Page 139-140, of the Public Records of Pasco County, Flor-

Property Address: 3501 NOR-LAND CT, HOLIDAY, FL 34691 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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. FBN: 89501

Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601  $ServiceFL@\,mlg-default law.com$ ServiceFL2@mlg-defaultlaw.com MLG No.: 22-05131

FIRST INSERTION

SUITE #110,

PHH19652-24/cam

June 7, 14, 2024

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

2022CA000654CAAXWS WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOHN R. MIHALIC A/K/A JOHN ROBERT MIHALIC, DECEASED; UNKNOWN SPOUSE OF JOHN R. MIHALIC; UNKNOWN TENANT 2; MISTIE FELICI FITZGERALD; BARBARA ANN RICHARDS; KARI ANN WENSYEL; DAVID MICHAEL REPAN; DUSTIN A. REPAN: UNKNOWN TENANT 1: ACCU FUNDING CORPORATION; TRANSLAND FINANCIAL

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 21, 2024, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

SERVICES, INC.

Defendants.

LOT 779 OF THE UNRECORD-ED PLAT OF PARKWOOD ACRES, UNIT FIVE, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PAS-CO COUNTY, FLORIDA; GO THENCE NORTH 89°02`55' WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2601.23 FEET; THENCE SOUTH 01°05`15" WEST, A DISTANCE OF 900.00 FEET; THENCE SOUTH 89°02`55" EAST, A DISTANCE OF 1100.00 FEET TO THE POINT OF BEGIN-NING; CONTINUE THENCE SOUTH 89°02`55" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°05`15" WEST, A DISTANCE OF THENCE 200.00 FEET; THENCE NORTH 89°02`55" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°05`15" EAST, A DISTANCE OF 200.00  $\,$ FEET TO THE POINT OF BE-GINNING.

TOGETHER WITH THAT CERTAIN 2005, MANUFACTURED MERIT HOME, MODEL #A1615-5 WITH A SE-RIAL NUMBER OF #FLHM-BA165151213AB

a/k/a 9709 CHRIS ST, HUD-SON, FL 34669-3768

at public sale, to the highest and best bidder, for cash, online at www.pas realforeclose.com, on July 01, 2024 beginning at 11:00 AM.

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 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.

Dated at St. Petersburg, Florida this 31st day of May, 2024. Isabel López Rivera FL Bar: 1015906 eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 888090395 June 7, 14, 2024

24-01031P

# FIRST INSERTION

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

DIVISION

CASE NO. 2023CA000684CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN NTEREST IN THE ESTATE OF BARABARA J. BORRESEN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA000684CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF BAR-BARA J. BORRESEN, DECEASED; RONALD L. BORRESEN, JR; DON-NA BORRESEN 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 July 02, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 1304 OF SEVEN SPRINGS

HOMES UNIT FIVE - A, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE(S) 73-75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3634 MUR- ROW ST, NEW PORT RICHEY,

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 3 day of June, 2024.

By:  $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909  $Service\ Email: mail@rasflaw.com$ 22-069298 - RaO June 7, 14, 2024



# **Email your Legal Notice**

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

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE



### --- **SALES** ---

### FIRST INSERTION

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

2023CA000480CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs.

ANTHONY W. KLICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN J. KLICK, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2024, and entered in 2023CA000480CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE COR-PORATION is the Plaintiff and AN-THONY W. KLICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN J. KLICK, DECEASED; ANTHONY W. KLICK; NORMAN V. KLICK; TIMOTHY P. KLICK 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 July 08, 2024, the following described property as set forth in said Final Judgment, to wit:

MOON LAKES ESTATES, UNIT FIFTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORD-65A - 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TO-GETHER WITH 2000 REDMAN DOUBLEWIDE MOBILE HOME - VIN NUMBERS: FLA14615267A

Property Address: 9161 CODEL LOOP, NEW PORT RICHEY, FL Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev. 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 31 day of May, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-047612 - NaC 24-01015P

June 7, 14, 2024

DIVISION CASE NO. 2019CA003715CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, **SERIES 2007-2,** Plaintiff, vs. JAMES R. GULOTTA A/K/A JAMES GULOTTA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 23, 2024 and entered in  $2019 \hbox{CA}003715 \hbox{CAAXWS}$  of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES. SERIES 2007-2 is the Plaintiff and JAMES R. GULOTTA A/K/A JAMES GULOTTA 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 July 11, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 822, GULF HIGHLANDS, UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 14, PAGE 143-144, OF THE PUBIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7716 SUE EL-LEN DR, PORT RICHEY, FL

### FIRST INSERTION

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

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 31 day of May, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 19-363932 - NaC

### FIRST INSERTION

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

DIVISION CASE NO.

2023CA000355CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10, Plaintiff, vs. KATHY A. BAILEY A/K/A KATHERINE A. BAILEY, et al.

**Defendant(s).**NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 11, 2024, and entered in 2023CA000355CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATION-AL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 is the Plaintiff and KATHY A. BAILEY A/K/A KATHER-INE A. BAILEY; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com, at 11:00 AM, on July 17, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 3, TAYLOR TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 7, PAGE(S) 75 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 15209 OMAHA ST, HUDSON, FL 34667

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

### IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev. 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 31 day of May, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.comROBERTSON, ANSCHUTZ &SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-066223 - MiM

June 7, 14, 2024

24-01016P

FIRST INSERTION

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

CIVIL DIVISION Case No. 51-2023-CA-004314-ES GTE FEDERAL CREDIT UNION Plaintiff,

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES OF ERCAN TAVLAN, DECEASED, NAZIR TAVLAN, KNOWN HEIR OF ERCAN TAVLAN, DECEASED, UNKNOWN SPOUSE OF NAZIR TAVLAN, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 29, 2024, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles. Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 42 OF REPLAT OF A POR-TION OF WILLOW LAKE SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 64 THROUGH 68 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4872 TAMPA DOWNS BLVD, LUTZ, FL 33559; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, online at www.pasco.realforeclose. com, on June 27, 2024 at 11:00 A.M..

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

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

Dated: May 31, 2024 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F181350/2321122/wll June 7, 14, 2024 24-00990P

# FIRST INSERTION

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.: 2023 CA 003697 PHH MORTGAGE CORPORATION, Plaintiff, VS. BARBARA E. WALLACE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER** 

CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment, Final Judgment was awarded on May 8, 2024 in Civil Case No. 2023 CA 003697, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORA-TION is the Plaintiff, and BARBARA E. WALLACE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVEL-OPMENT; 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

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 July 8, 2024 at

11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2046, BEACON SQUARE, UNIT 16-C, ACCORDING TO THE MAP OR PLAT AS RE-CORDED IN PLAT BOOK 10, PAGE 45, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT

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

Dated this 29 day of May, 2024. Zachary Ullman Primary E-Mail: ServiceMail@aldridgepite.com

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 1395-900B June 7, 14, 2024

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

2022CA002504CAAXWS J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GARY G. WISGARDA A/K/A GARY GEORGE WISGARDA, SR., DECEASED; GARY G. WISGARDA; HOMEOPCO SUB A TRUST; GARY GEORGE WISGARDA, II; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

**Defendant**(s).
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 29, 2024, and entered in Case No. 2022CA-002504CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANT-EES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GARY G. WIS-GARDA A/K/A GARY GEORGE WISGARDA, SR., DECEASED: GARY G. WISGARDA; HOMEOP-CO SUB A TRUST; GARY GEORGE WISGARDA, II: UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES. ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco. realforeclose.com, at 11:00 a.m., on July 15, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 204, VENICE ESTATES SUBDIVISION, FIRST ADDI-TION, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 15, PAGE 59, OF THE 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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.

Pursuant to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED May 30, 2024. Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com By: /s/ Lisa Woodburn Lisa A. Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 1460-184770 / SR4 24-00988P

# IMPORTANT

CASE NO.

LOT 11, 12 AND 13, BLOCK 245 ED IN PLAT BOOK 6, PAGE AND FLA14615267B.

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

FIRST INSERTION

CASE NO.: 2023-CA-004901 LAELIA, LLC,

MICHAEL C. CALHOUN, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on July 2, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in

Pasco County, Florida, to wit: Lot 10, Block 24, MEADOW POINTE Ill PARCEL "FF" & "00", according to the map or plat there-of, as recorded in Plat Book 53, Pages 26 through 39, of the Public Records of Pasco County, Florida. Property Address: 1835 Firecrest

Court, Wesley Chapel, FL 33543 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability

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

SUBMITTED on this 31st day of

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-00991P June 7, 14, 2024

# FIRST INSERTION

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

CASE No. 2022CA000341CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. PATRICE FOX, et. al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000341CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, PATRICE FOX, et. al., are Defendants, Clerk and Comptroller Nikki

of 11:00 A.M., on the 23rd day of July, 2024, the following described property: LOT 2162, REGENCY PARK UNIT FIFTEEN, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 85 AND 86, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

Alvarez-Sowles will sell to the high-

est bidder for cash at, WWW.PASCO.

REALFORECLOSE.COM, at the hour

FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 31st day of May, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 TELEPHONE: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa. Chin-Duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0207 / NBray June 7, 14, 2024 24-00989P AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

24-00987P



### --- ACTIONS ---

### FIRST INSERTION

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

CASE NO.: 2024CA000590CAAXWS LAKEVIEW LOAN SERVICING,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND, DECEASED, et al,

Defendant(s). THE UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND, DECEASED Last Known Address: Unknown

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

LOT 393, REGENCY PARK, UNIT 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 10131 OLD ORCHARD LANE PORT RICHEY FL 34668 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

\*\*See the Americans with Disabilities

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

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

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

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 29 day of May, 2024. Clerk of the Circuit Court By: Melanie Gray Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-009188

June 7, 14, 2024 24-00985P

### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2023CA00374SCAAXES WELLS FARGO BANK, N.A., Plaintiff, vs.

THE UNKNOWN SUCCESSOR TRUSTEE OF THE TANYA B. MILLER IRREVOCABLE TRUST DATED 12/29/2005, et al, Defendant(s).

TANYA B. MILLER Last Known Address: 962 S TOWN AND RIVER DR FORT MYERS, FL 33919-6117 Current Address: Unknown THE UNKNOWN SUCCESSOR TRUSTEE OF THE TANYA B. MILL-ER IRREVOCABLE TRUST DATED

12/29/2005 Last Known Address: Unknown Current Address: Unknown UNKNOWN BENEFICIARIES OF TANYA B. MILLER IRREVOCABLE TRUST DATED

12/29/2005 Last Known Address: Unknown Current Address: Unknown

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

LOT 5, BLOCK 25, MEADOW POINTE PARCEL 16, UNIT 2A, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 39, PAGES 57-63, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 1330 STRANBRIDGE DR WESLEY CHAPEL FL 33543 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. 7/8/24

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

\*\*See the Americans with Disabilities If you are a person with a disability

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New

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

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding

transportation services. WITNESS my hand and the seal of this court on this 29 day of May, 2024. Clerk of the Circuit Court

By: Melanie Gray

Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR - 23-006016 June 7, 14, 2024

24-00986P

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2024CA000471CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SHAWN K. BAILEY; ERIN LESLEY BAILEY; GTE FEDERAL CREDIT

UNION D/B/A GTE FINANCIAL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

To the following Defendant(s): ERIN LESLEY BAILEY 7724 GREYBIRCH TER PORT RICHEY, FLORIDA 34668 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in

the mortgage being foreclosed herein. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 885, PALM TERRACE GAR-DENS, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 37 AND 38, PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA.

a/k/a 7724 GREYBIRCH TER, PORT RICHEY, FLORIDA 34668 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Av-

enue, Suite D-220, Sunrise, FLORIDA 33323 on or before JULY 8TH, 2024, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this June 4, 2024

 ${\tt NIKKI\ ALVAREZ-SOWLES,\ ESQ.}$ As Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Submitted by:

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 23-01638 NML June 7, 14, 2024

24-01032P

# FIRST INSERTION

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

CASE NO.: CASE NO. 2024CA000989CAAXES GUILD MORTGAGE COMPANY Plaintiff, vs. BRITTANY A BUTLER A/K/ A

BRITTANY BUTLER, et al., Defendant. To: BRITTANY A BUTLER A/K/A BRITTANY BUTLER

17705 OXENHAM AVENUE. SPRING HILL, FL 34610 UNKNOWN SPOUSE OF BRITTANY A BUTLER A/K/A BRITTANY BUT-

17705 OXENHAM AVENUE, SPRING HILL, FL 34610 LAST KNOWN ADDRESS STATED,

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

TRACT 556 OF THE UNRE-CORDED PLAT OF LEISURE

SUBDIVISION. HILLS BE-ING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTH-ERLY 25.00 FEET THEREOF FOR ROAD PURPOSES. TO-GETHER WITH THAT CER-TAIN 1996 MOBILE HOME TITLE NUMBER 71292554 AND 71292555, VIN#S N16188A AND N16188B.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before July 8th, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in

the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said

Court on the 4th day of June, 2024. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner Deputy Clerk

MCCALLA RAYMER PIERCE, LLC LEIBERT 225 East Robinson Street Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-09567FL

24-01034P

June 7, 14, 2024

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

# SUBSEQUENT INSERTIONS

PASCO COUNTY

### --- PUBLIC SALES ---

### SECOND INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

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

A14: Diane Albritton B10: Denilda Rodriguez B15: Brandon Connell D05: Steven Dyer P04: Denilda Rodriguez

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com ON June 15th, 2024 AT OR AFTER: 11:00 AM.EST.

May 31; June 7, 2024

24-00976P

## --- ESTATE ---

### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-302

Division - Probate IN RE: ESTATE OF KENNETH E. JACKSON Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kenneth E. Jackson, deceased, File Number 24-CP-302 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richev, Florida 34654; that the decedent's date of death was March 14, 2023 that the total value of the Florida estate is real property with the approximate value of \$66,000 and that the names and addresses of those to whom it has been assigned by such order are:

Petitioner's Name Mr. Gary K. Jackson 3123 Bruce Road, #15 Tiverton, CA-ON N0G2T0 Petitioner's Attorney Dawn L. Drellos-Thompson, Esq. Attorney for Petitioner 9990 Coconut Road, Suite 210

Bonita Springs, Florida 34135 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 May 31, 2024.

### **Person Giving Notice:** Gary K. Jackson 3123 Bruce Road, #15 Tiverton, CA-ON N0G2T0

Attorney for Person Giving Notice /s/Dawn L. Drellos-Thompson Dawn L. Drellos-Thompson, Esq. Attorney Florida Bar Number: 22503 9990 Coconut Road, Suite 210 Bonita Springs, Florida 34135 Telephone: (239) 390-1295 E-Mail: dawn@compass.legal

May 31; June 7, 2024

# --- ACTIONS ---

# THIRD INSERTION

PETITION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

NOTICE OF ACTION FOR JOINT

FAMLY LAW DIVISION CASE NO: 2023-DR-003170 IN THE MATTER OF THE

ADOPTION OF: J.S.E., DOB: 08/02/2006 Minor Child. TO: JOHN RILEY

2501 Westwood Street Muskegon, MI 49441 (last known address)

Physical Description: Caucasian male, 6feet tall, blue eyes, brown hair, medium build, scar over right eye, scar between eyes and scar under chin. You are hereby notified that a Joint

Petition for Termination of Parental Rights and Stepparent Adoption has been filed in the Circuit Court of the Sixth Judicial Circuit In and For Pasco County, Florida for the child currently nown as J.S.E., born August 2, 2006 in Hillsborough County, Florida. This Petition requests the Court to waive your consent to adoption under a claim of abandonment. You are hereby notified that you must file a written response to the Joint Petition for Termination of Parental Rights and Stepparent Adoption, with the Pasco County Clerk of the Circuit Court located at 38053 Live Oak Avenue, Dade City, Florida 33523. Your written response, including the case number given above and the names of the parties, must be filed if you want the

Court to hear your side of the case on or before 6-24-2024.

24-00972P

If you do not file your written response on time, you may lose the case, and any parental rights you may have regarding the minor child may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book), or you may be entitled to have the Court appoint legal counsel to represent you in this action. If you choose to file a written response yourself, at the same time you file your written response to the Court. vou must also mail or take a copy of your written response to:

Tammi J. Driver, Esq. Law Office of Tammi J. Driver, P.L. 4120 5th Avenue North, Suite 7 St. Petersburg, FL 33713

Attorney for Petitioner WARNING: UNDER SECTION 63.089, FLORIDA STATUTES, FAIL-HER TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD. DATED 5-16-2024

CLERK OF THE CIRCUIT COURT By: /s/ Rita Meyer

Deputy Clerk May 24, 31; June 7, 14, 2024

24-00944P

# **PUBLISH YOUR** LEGAL NOTICE Call **941-906-9386** and select the appropriate County name from the menu. legal@businessobserverfl.com Business Business Comparison Business Business Business Business



### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-789 IN RE: ESTATE OF SANDRA REARDON, aka SANDRA J. REARDON

**Deceased.**The administration of the estate of SANDRA REARDON, also known as SANDRA J. REARDON, deceased, whose date of death was March 29, 2024, 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 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: May 31, 2024. Signed on this 8th day of May,

> DAWN M. HURLEY F/K/A DAWN M. LEWIS Personal Representative

33 Kingston Road Plaistow, NH 03865 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzer coulter.com

May 31; June 7, 2024

## --- ESTATE ---

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 24-CP-000479-WS

Division: PROBATE IN RE: ESTATE OF RODNEY FRANKLIN RIFFLE

**Deceased.**The administration of the estate of Rodney Franklin Riffle, deceased, whose date of birth was August 10, 1953 and date of death was February 4, 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 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 May 31, 2024.

Personal Representative: Jennifer Veith whose address is 6219 Tennessee Ave.,

New Port Richey, FL 34653. Attorney for Personal Representative: James R. Kannard, Jr., Attorney Florida Bar Number: 116710 3152 Little Road, Suite 328, Trinity, Florida 34655 Telephone: (813) 477-2482 Fax: (813) 283-1253 E-Mail: service@kannardlaw.com Secondary E-Mail: james@kannardlaw.com May 31; June 7, 2023 23-00973P

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA File No. 2023-CP-001774 Division Probate IN RE: ESTATE OF JOHN FREDERICK HAYES

DECEASED.

The administration of the Estate of John Frederick Hayes, deceased, File Number 2023-CP-001774, is pending in the Circuit Court for Pasco County, Florida, 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 claim with this court WITHIN THE LATER OF  $3\,$  MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 31, 2024.

Personal Representative: /s/ Ellen Hayes Ellen Hayes 2632 Vista Park Drive

DeLand, Florida 32724 Attorney Personal Representative: /s/ Morgan M. McQueen Morgan M. McQueen, Esq. Florida Bar No. 1026045 Legacy Protection Lawyers, LLP 100 - 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868 Email:

Morgan@LegacyProtectionLawyers.

May 31; June 7, 2024 24-00974P

### SECOND INSERTION

**JUNE 7 - JUNE 13, 2024** 

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-874 Division Probate IN RE: ESTATE OF ROBERT RINGKAMP, Deceased.
The administration of the estate of Rob-

ert Ringkamp, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue. Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING 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 May 31 2024.

Personal Representative: /s/ Jason M. Kral Jason M. Kral 250 Mirror Lake Drive N St Petersburg 33701

Attorney for Personal Representative: Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.comcrystal@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 250 Mirror Lake Drive North St. Petersburg, FL 33701 Telephone: 727-954-8752 May 31; June 7, 2024 24-00975P

# --- SALES ---

# SECOND INSERTION

24-00971P

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

CASE NO. 2023CA000227CAAXWS GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 01, 2024, and entered in 2023CA000227CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FI-NANCIAL is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED; PATRICIA KURTZ; CHRISTINE KOTRODIMOS A/K/A CHRISTINA KOTRODIMOS 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 June 20, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 31 GB OF POINTE WEST, A CONDOMINIUM ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RE-CORDS BOOK 700, PAGE(S) 319 THROUGH 416, AMENDED IN OFFICIAL RECORDS BOOK 756, PAGE 211, AND OFFICIAL RECORDS BOOK 883, PAGE 863, AND ACCORDING TO THE

PLAT THEREOF AS RECORD-ED IN PLAT BOOK 13, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMEND-MENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 12032 BOYN-TON LN, NEW PORT RICHEY, FL 34654

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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

Dated this 28 day of May, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-048854 - RaO

24-00966P

May 31; June 7, 2024

information regarding transportation

SECOND INSERTION

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 FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff, VS. UNKNOWN HEIRS, B ENEFICIARIES, DEVISEES, SURVIVING SPOUSE. GRANTEES,; UNKNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURRATT; JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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 Circuit 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-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-

Defendant(s).

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 June 24, 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.  ${\bf IMPORTANT}$ 

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to vou. 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 21 day of May, 2024. 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 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-11879B

May 31; June 7, 2024 24-00956P

## --- ACTIONS / SALES ---

### SECOND INSERTION

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

CASE No. 2022CA000649CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, vs.

BALTHAZAR, MARIE A., et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000649CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, and, BALTHAZAR, MARIE A., et. al., are Defendants, Clerk of the Court, Nichole "Nikki" Alvarez-Sowles, will sell to the highest bidder for cash at, WWW. PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 17th day of June, 2024, the following described

LOT 11, BLOCK 3, BRIDGEWA-TER PHASE 3, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 49, PAGE 90 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032 IMPORTANT

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

DATED this 21st day of May, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Karissa. Chin-Duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com

By: /s/Karissa Chin-Duncan, Esq. Karissa Chin-Duncan, Esq. Florida Bar No. 98472 55530.0081

May 31; June 7, 2024 24-00963P

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2022-CA-000146

NDF1, LLC, Plaintiff, vs. CRAIG A. HAYN; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2024, entered in Civil Case No. 2022-CA-000146 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NDF1, LLC, is Plaintiff and CRAIG A. HAYN; et al., are Defendant(s).

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose. com at 11:00 o'clock a.m. on August 12, 2024, on the following described property as set forth in said Final Judgment,

THE NORTH 215.00 FEET OF THE EAST 210.00 FEET OF TRACT 51, IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, LESS THE NORTH 10 FEET AND THE EAST 10 FEET THEREOF.

Property address: 40718 Jerry Zephyrhills, 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. 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 29th day of May 2024.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 NW Corporate Blvd., Suite 200W Boca Raton, Florida 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Christian Savio CHRISTIAN SAVIO, ESQ. FLORIDA BAR NO. 84649

24-00982P

May 31; June 7, 2024

# SECOND INSERTION

NOTICE OF ACTION

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

Case No.: 2023CA004416CAAXWS TRUIST BANK, as successor by merger to SUNTRUST BANK Plaintiff, vs.

DONALD R. MILLER, et al, Defendants.
To: SCOTT MILLER

805 ENGLES RD DEFUNIAK SPRINGS, FL 32433 KATRINA TRINGAS 805 ENGLES RD

DEFUNIAK SPRINGS, FL 32433

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

Lot 25, THE RESERVE, according to the map or plat thereof as recorded in Plat Book 31, Page 141-142, 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 ARTHUR S. BARKSDALE, Plaintiff's, attorney, whose address is ALVAREZ, THOMP-SON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email STB@atslawyers.com, within thirty (30) days after the first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the complaint or petition.

Due on or before JULY 1ST, 2024 This is an attempt to collect a debt. Any information obtained will be used for that purpose.

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

Dated: February 27th, 2024 Nikki Alvarez-Sowles, Esq. CLERK OF THE COURT By: /s/ Haley Joyner (SEAL) As Deputy Clerk

ARTHUR S. BARKSDALE, Plaintiff's, attorney ALVAREZ, THOMPSON & SMOAK,

P.O. Box 3511 Orlando, FL 32802 Email STB@atslawyers.com March 31; June 7, 2024 24-00957P

### SECOND INSERTION

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

CASE NO .: 51-2023-CA-003777-CAAX-ES PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs. KATHERINE LOPEZ RODRIGUEZ A/K/A KATHERINE LOPEZ; CRESTVIEW HILLS HOMEOWNERS ASSOCIATION, INC.; SANDY LOPEZ; 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 01 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, OF CRESTVIEW HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7533 MERCHANTVILLE CIR, WES-

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

LEY CHAPEL, FL 33540

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 a NOS FOR 06/11/2024 SALE, PENDING AT- TORNEY REVIEW ccommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 28 day of May 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 23-01856

May 31; June 7, 2024 24-00959P

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2023CA004331CAAXWS AVAIL 1 LLC, a Delaware limited

liability company, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER GLADY N. MALUCCI (DECEASED) OR THROUGH THE ESTATE OF GLADY N. MALUCCI; THE PINES OF NEW PORT RICHEY HOMEOWNERS' ASSOCIATION, INC.; AND ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT, IF ANY. Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 23, 2024, and entered in Case No. 2023CA004331CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein AVAIL 1 LLC is the Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEE, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER GLADY N. MALUCCI (DECEASED) OR THROUGH THE ESTATE OF GLADY N. MALUCCI: THE PINES OF NEW PORT RICHEY HOMEOWNERS' AS-SOCIATION, INC.; HPH HOSPICE, AND ALL OTHER PERSONS CLAIM-ING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIM-ING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFEN-DANTS HEREIN: UNKNOWN TEN-ANT, IF ANY, are Defendants, Nikki Alvarez- Sowles, Esq., CLERK OF THE COURT, will sell to the highest and best bidder for cash at www.pasco.

realforeclose.com at 11:00 a.m. on JULY 9, 2024 the following described property set forth in said Final Judgment, to wit: Lot 19, the Pines of New Port Richey, as per Plat thereof record-

ed in Plat Book 22, Page 31, 32 and 33, Inclusive, Public Records of Pasco County, Florida. Property address: 6313 Emerson

Dr., New Port Richey, Florida 34653

ANY PERSON OR ENTITY CLAIM-ING AN INTEREST IN THE SUR-PLUS, IF ANY, RESULTING FROM  $\,$ THE FORECLOSURE SALE, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK OF COURT REPORTS THE SURPLUS AS UN-CLAIMED.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-

ING. YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SER-VICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FLORIDA 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FLORIDA 34654, (727) 947-8028(V) AT LEAST 7 DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTI-FICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS: IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED May 23, 2024. /s/ Vivian A. Jaime, Esq. Florida Bar No. 714771 RITTER, ZARETSKY, LIEBER & JAIME, LLP 28005 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: (305) 372-0933 Email: Vivian@rzllaw.com

May 31; June 7, 2024

# SECOND INSERTION

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

CASE NO: 2023CC003906CCAXWS GOLF VIEW VILLAS VII CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ESTATE OF SUSAN ANN GATES f/k/a SUSAN ANN REED, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION. Defendants.

TO: ESTATE OF SUSAN ANN GATES f/k/a SUSAN ANN REED and ANY UNKNOWN OCCUPANTS IN POS-

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, GOLF VIEW VILLAS VII CONDOMINIUM ASSOCIA-TION, INC., herein in the following described property: Unit 1301, GOLF VIEW VILLAS

VII, A CONDOMINIUM, according to the map or plat thereof as recording in Condominium Plat Book 5, pages 102 through 107, and Condominium Plat Book 5, pages 114 through 118, (Phase 3) and being further described in that certain Declaration of Condominium recorded in O.R. Book 2055. Page 801, and amendment filed in O.R. Book 2078, page 545, for Phase 3 of the Public Records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto. With the following street address: 9212 Turnberry Court, New Port Richey, Florida, 34655

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service 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 JULY 1ST, 2024

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

this Court on May 24, 2024 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698

(727) 738-1100 May 31; June 7, 2024 24-00961P

SECOND INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA000956CAAXWS

U.S. BANK TRUST COMPANY,

NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION. AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2004-6, MORTGAGE BACKED NOTES, Plaintiff, vs. BEVERLY F. WYNNE A/K/A BEVERLY WYNNE; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN WYNNE A/K/A JOHN R. WYNNE A/K/A JOHN R. WYNNE, SR., DECEASED; DANIEL JOHN WYNNE: JOHN WYNNE, JR.; JAMES LAWRENCE WYNNE; SCOTT WYNNE; JEROME KENNETH WYNNE A/K/A JERRY WYNNE,

Defendant(s). TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of John Wynne a/k/a John R. Wynne a/k/a John R. Wynne, Sr., deceased 7502 Jenner Avenue

New Port Richey, Florida 34655 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-

ing described property in Pasco County,

LOT 496, SEVEN SPRINGS HOMES UNIT THREE-B, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Street Address: 7502 Jenner Avenue, New Port Richey, Florida

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Commerce Place. Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. July 1st, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on May 23, 2024.

Nikki Alvarez-Sowles Clerk of said Court By: Melanie Gray As Deputy Clerk

McCabe, Weisberg & Conway 3222 Commerce Place, West Palm Beach, FL 33407 Telephone: (561) 713-1400 FL pleadings@MWC-law.comFile#:19-400938

SAVE

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PASCO COUNTY

### SECOND INSERTION

### NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA **STATUTES**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022CA002216 TREASURE COVE HOMEOWNERS ASSOCIATION OF PASCO, INC., Plaintiff, vs.

THUY VAN BUI, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 5/20/2024, in Case No.: 2022CA002216 of the Circuit Court in and for Pasco County, Florida, wherein TREASURE COVE HOMEOWNERS ASSOCIATION OF PASCO, INC., is the Plaintiff and THUY VAN BUI, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https:// www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/25/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 2, Block A, Treasure Cove, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 89 through 91, inclusive, 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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: May 29, 2024 By: /s/Frank J. LacquanitiFrank J. Lacquaniti, Esquire Florida Bar No.: 26347 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 May 31; June 7, 2024 24-00981P

# 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.: 20-22 -CA-002294-CAAX-ES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MYRA R. CLARK-WILLIAMS A/K/A MYRA CLARK-WILLIAMS; ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AL GRADY WILLIAMS; UNKNOWN TENANT IN POSSESSION OF

**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 25 day of June, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 31, BLOCK 1, ABERDEEN

THE SUBJECT PROPERTY

PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORDED IN PLAT BOOK 44, PAGES 72 THROUGH 74, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5410 TREIG LN, WESLEY CHAPEL,

FL 33545 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

SECOND INSERTION

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

File No. 24-000710-ES **Division: Probate** IN RE: ESTATE OF RONALD GREGORY HUMPHREY (A/K/A RONALD G. HUMPHREY A/K/A RONALD HUMPHREY)

Deceased.
The administration of the estate of Ronald Gregory Humphrey (a/k/a Ronald G. Humphrey a/k/a Ronald Humphrey), deceased, whose date of death was October 10, 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 May 31, 2024.

Personal Representative: /s/ Saraĥ Ingram Sarah Ingram 3890 Bear Creek Road

Thompsons Station, Tennessee 37179 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

May 31; June 7, 2024 24-00969P 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 a NOS FOR 06/11/2024 SALE, PENDING ATTORNEY REVIEW ccommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

services. Dated this 23 day of May 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 22-01630

24-00960P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE No. 2018CA003757CAAXWS BANK OF AMERICA, N.A., PLAINTIFF, VS. ROSALIE CZILAK, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 2, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 29, 2024, at 11:00 AM, at www.pasco.realforeclose.com for the

following described property: Lot 18 and the Easterly 15 feet of Lot 19, Martha`s Vineyard, Unit 2, according to the plat thereof, as recorded in Plat Book 5, page 69 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. 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 any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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.

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. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009 Our Case #: 18-001579

24-00983P May 31; June 7, 2024

### SECOND INSERTION

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

File No. 24-000709 **Division: Probate** IN RE: ESTATE OF GERMAN RAMIREZ (A/K/A DR. GERMAN RAMIREZ) Deceased.

The administration of the estate of German Ramirez (a/k/a Dr. German Ramirez), deceased, whose date of death was March 19, 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

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 May 31, 2024.

Personal Representative: /s/ Aida P. Ramirez Aida P. Ramirez 39312 Sumner Lake Road Dade City, Florida 33525

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 May 31; June 7, 2024 24-00970P

# 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. 2022CA000573CAAXWS US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORETTA C. MAXWELL, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02 2024, and entered in 2022CA000573CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORETTA C. MAX-WELL, DECEASED; WELLS FAR-GO FINANCIAL SYSTEMS FLOR-IDA, INC.; ANITA KIMMEL; ROBERT P. MAXWELL; RALPH MAXWELL 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 June 18, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 95, ORANGEWOOD VII. LAGE UNIT TWO, ACCORD-ING TO THE PLAT THEREOF OF THE CLERK OF THE CIR-CUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 7, PAGE 145. Property Address: 4731 FOOT-

RECORDED IN THE OFFICE

HILL DR, HOLIDAY, FL 34690

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

# IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 28 day of May, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-006116 - NaC May 31; June 7, 2024 24-00968P SECOND INSERTION

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

CASE NO: 24-93-CO RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. Plaintiff, vs. DORA E. HAHN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY

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

UNKNOWN OCCUPANTS IN

County, Florida described as: Lot 223, RUXTON VILLAGE UNIT 22, TALL PINES AT RIV-ER RIDGE, according to the plat thereof, recorded in Plat Book 33, Pages 103-104, of the Public Records of Pasco County, Florida. With the following street address: 7613 Roland Court, New Port Richey, Florida, 34654.

at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on July 16, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than

the date that the Clerk reports the funds  $\,$ as unclaimed.

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

Dated this 28th day of May, 2024. NIKKI ALVAREZ- SOLWES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff

1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 May 31; June 7, 2024 24-00962P

### SECOND INSERTION

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

CASE NO.: 51-2024-CA-000962-CAAX-ES U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs.

ELIZABETH VANCE, et al., Defendants. TO: UNKNOWN SPOUSE OF JOYCE VANCE

38323 11 AVE, ZEPHYRHILLS, FL 33542 YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: THE EAST 65 FEET OF LOTS 13 AND 14, BLOCK 56, TOWN

OF ZEPHYRHILLS, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 54, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before July 1st, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OB-SERVER) 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. 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.

WITNESS my hand and the seal of this Court this 23 day of May, 2024.

NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court By: Melanie Gray As Deputy Clerk

24-01065 May 31; June 7, 2024 24-00958P

# 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. 2023CA004245CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. NELLY C. JIMENEZ, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02, 2024, and entered in 2023CA004245CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATION-AL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and NELLY C. JIMENEZ; HUNTING CREEK MULT-FAMILY HOMEOWN-ERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com. at 11:00 AM, on June 18, 2024. the following described property as set forth in said Final Judgment, to wit:

LOT 41, HUNTING CREEK MULTI FAMILY, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 125 THROUGH 130, PUBLIC RE-CORDS OF PASCO COUNTY. FLORIDA

Property Address: 3432 HUNT-ING CREEK LOOP, NEW PORT RICHEY, FL 34655

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 28 day of May, 2024. By:  $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com 22-062682 - NaC May 31; June 7, 2024 24-00967P

# PUBLISH YOUR LEGAL NOTICE

May 31: June 7, 2024

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

or email legal@businessobserverfl.com

