## PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

#### NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 304.60 acres to serve the Residential project known as Two Rivers Parcels C1 & C2. The project is located in Pasco County, Section(s) 28, 29, 30, 32, 33, Township 26 South, Range 21 E. The permit applicant is EPG Two Rivers IV, LLC, 111 S. Armenia Ave Suite 201, Tampa, FL 33609. The Permit No. is 43045495.004.

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

#### NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

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

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

December 16, 2022

22-02152P

### FIRST INSERTION

Notice is hereby given that YISHAY YISRAEL, OWNER, desiring to engage in business under the fictitious name of NINSHY PLANT & PLANTS located at PO BOX 335. LACOOCHEE. FLORIDA 33537 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes December 16, 2022 22-02150P

## FIRST INSERTION

Notice is hereby given that SANDRA A. BECHT, OWNER, desiring to engage in business under the fictitious name of KITCHENAMORE located at 3225 JACKSON DRIVE. HOLIDAY. FLORIDA 34691 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 16, 2022 22-02149P

### FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number  $858739~\mathrm{from}~\mathrm{M/I}$ Homes of Tampa, LLC, located at 4343 Anchor Plaza Parkway, STE 200, Tampa, FL 33634. Application received October 26, 2022. Proposed activity: Residential subdivision. Project name: Hilltop Estates. Project size: 61.01 Acres Location: Section(s) 02 Township 25, Range 21 in Pasco County. No Outstanding Florida Water: No Aquatic preserve. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The  $District\ does\ not\ discriminate\ based\ on\ disability.\ Anyone\ requiring\ accommodation$ under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

## FIRST INSERTION

# **PUBLISH YOUR LEGAL NOTICE**

We publish all Public sale, Estate & Courtrelated notices

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



Notice is hereby given that JORGE in business under the fictitious name 33559 intends to register the said name in PASCO county with the Division of Florida Statutes.

ANN GODFREY, OWNER, desiring to engage in business under the fictitious name of KEASCHE PSYCHIATRY located at 5450 BRUCE B DOWNS BLVD, P-208, WESLEY CHAPEL, FLORIDA 33544 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 16, 2022 22-02159P

## FIRST INSERTION

NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Clements co., located at 2280 passion flower way apt 204, in the City of Odessa, County of Pasco, State of FL, 33556, intends to register the said name with the Division of Corporations of the Florida Department of State,

Dated this 13 of December, 2022. M.A.Clements LLC 2280 passion flower way apt 204 Odessa, FL 33556 December 16, 2022



## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001928-ES IN RE: ESTATE OF NORMAN EUGENE SOASH

Deceased. The administration of the estate of NORMAN EUGENE SOASH, deceased, whose date of death was June 25, 2022, 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 per-

sonal 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 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 Dec. 16, 2022.

#### **Personal Representative:** /s/ Elizabeth H. Soash ELIZABETH H. SOASH 3503 Lake Breeze Drive

Land O Lakes, Florida 34639 Attorney for Personal Representative: /s/ Brian Arrighi Brian Arrighi, Esq. Florida Bar Number: 10268 NORTH TAMPA LAW GROUP, LLC 26852 Tanic Drive, Suite 102 Wesley Chapel, Florida 33544 Telephone: (813) 518-7411 Fax: (813) 377-2892 E-Mail: service@northtampalawgroup.com

December 16, 23, 2022

## FIRST INSERTION

22-02131P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 2022-CP-001909 **Division Probate** 

IN RE: ESTATE OF BLAKE DEAN HOUSTON Deceased.

The administration of the estate of Blake Dean Houston, deceased, whose date of death was July 12, 2022, 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 oth-

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

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

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

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 December 16, 2022.

Personal Representative: Catherine E. Davey PO Box 941251 Maitland, Florida 32794 Attorney for Personal Representative:

Catherine E. Davey, Attorney Florida Bar Number:0991724 DAVEY LAW GROUP, P.A. P.O. Box 941251 Maitland, FL 32794-1251 Telephone: (407) 645-4833 Fax: (407) 645-4832 E-Mail: cdavey@daveylg.com Secondary E-Mail: steve@daveylg.com

December 16, 23, 2022 22-02157P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA - PROBATE DIVISION FILE NO. 22-CP-001867 IN RE: THE ESTATE OF LUCY M. GONZALEZ

The administration of the estate of Lucy M. Gonzalez, deceased, whose date of death was October 8, 2022, 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 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 the 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 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 December 16, 2022.

#### Personal Representative: Jason Barr

21801 Crest Meadow Dr. Land O Lakes, FL 34637 Personal Representative's Attorney Shane K. Warner - Of the Firm Attorney for the Personal Representative FSB # 92131 Brooks & Brooks Law Firm 6812 Sheldon Rd. Tampa, FL 33615 Ph: (813) 906-6000 Fax: (888) 900-2630 shane@brooksbrookslaw.com December 16, 23, 2022

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

FIRST INSERTION

FILE NO: 22-CP-001674-ES IN RE: ESTATE OF KIM ALAN KARPELENIA,

Deceased. The administration of the Estate of KIM ALAN KARPELENIA, deceased, whose date of death was 8/29/2022, Case Number 22-CP-001674-ES, is

enue, Dade City, Florida 33525. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

pending in the Circuit Court for Pasco

County, Florida, Probate Division, the

address of which is 38053 Live Oak Av-

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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 16th day of December 2022.

#### Personal Representative: SHERRI WRIGHT.

31840 Carriage House Road, Wesley Chapel, FL 33543 Attorney for Personal Representative: Rachael Alexander, ESQ. Florida Bar Number: 1031888 Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael @elizabeth devolder.comDecember 16, 23, 2022 22-02133P

### FIRST INSERTION

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

51-2022-001425-CP-AX-WS IN RE: ESTATE OF MARCY GAIL WILSON Deceased.

The administration of the estate of Marcy Gail Wilson, deceased, whose date of death was June 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 16, 2022.

#### Personal Representative: JoAnn Wilson

38508 Blue Hen Dr Selbyville, DE 19975 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar No. 0022751 The Malhotra Law Firm 3903 Northdale Blvd., Suite 100E Tampa, Florida 33624 Telephone (813) 902-2119 Fax (727) 290-4044 E-Mail: filings@flprobatesolutions.com Secondary E-Mail:  $barrett@\overline{fl} probate solutions.com$ December 16, 23, 2022 22-02135P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-001363 Division J IN RE: ESTATE OF CURTIS MICHAEL DEGROAT

Deceased. The administration of the estate of Curtis Michael DeGroat, deceased, whose date of death was June 2, 2021, 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 December 16th, 2022.

#### Personal Representative: Theresa Potter 7803 46th Avenue North,

Lot 59 St. Petersburg, Florida 33709 Attorney for Personal Representative: Brant A. Bailey, Attorney Florida Bar Number: 0270172 1275 66th, St. N. #47086 St. Petersburg, FL 33743 Telephone: (727) 324-8053 Fax: (727) 343-3495 E-Mail: brantabailev@ii.net SecondaryE-Mail: brantabailey@ yahoo.com December 16, 23, 2022 22-02139P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.:2022CP001710CPAXWS

#### **Division: 44-E STEARNS** IN RE: ESTATE OF THOMAS P. LATANOWICH. Deceased.

The administration of the Estate of THOMAS P. LATANOWICH, deceased, whose date of death was July 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654, file number 2022CP001710CPAXWS. Division 44-E STEARNS. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 December 16, 2022.

## Personal Representative: TINA COLALUCCI

7907 Brodie Drive New Port Richey, Florida 34653 Attorney for Personal Representative: ERIC H. LIGHT Florida Bar No. 0446769 Eric H. Light, P.A. 621 NW 53rd Street, Suite 125 Boca Raton, Florida 33487 Telephone: (561) 226-4622 Fax: (561) 948-2683 Email: ELight@EricLightLaw.comDecember 16, 23, 2022 22-02141P

COSS, OWNER, desiring to engage of COSS LAWN CARE located at 1521 WEAVER DR, LUTZ, FLORIDA Corporations, Florida Department of State, pursuant to section 865,09 of the December 16, 2022 22-02151P

## FIRST INSERTION

Notice is hereby given that ZAKISHA

NOTICE UNDER FICTITIOUS Tallahassee, Florida.

22-02153P

## FIRST INSERTION

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

FILE NO.: 2022CP001319CPAXWS IN RE: ESTATE OF KIMBERLY ANNE HARTLEY, Deceased.

The administration of the Estate of Kimberly Anne Hartley, deceased, whose date of death was July 13, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 December 16, 2022. Personal Representative: Brittnie Ridgway c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com 22-02155P December 16, 23, 2022

### FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

Case #: 2022CA001922CAAXWS DIVISION: J2

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Valerie Lyn Stewart a/k/a Valerie L. Stewart; Scott David Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Michael Howard Schwimmer; Karen Wulff a/k/a Karen Schwimmer; Unknown Spouse of Valerie Lyn Stewart a/k/a Valerie L. Stewart; **Unknown Spouse of Scott David** Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Unknown Spouse of Michael Howard Schwimmer; Unknown Spouse of Karen Wulff a/k/a Karen Schwimmer; Two Capri Village Condominium Association, Inc.; Timber Oaks Community Services Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN, Michael Howard Schwimmer: LAST KNOWN ADDRESS:3000 Portofino Circle, Apt 124, Palm Beach Gardens, FL 33418 and Unknown Spouse of Michael Howard Schwimmer: LAST KNOWN AD-DRESS:3000 Portofino Circle, Apt 124, Palm Beach Gardens, FL 33418

Defendant(s).

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

UNIT 60, PHASE IV, TWO CA-PRI VILLAGE CONDOMIN-IUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN CONDOMINI-UM PLAT BOOK 4, AT PAGES 77-86, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED PERCENT-AGE INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COV-ENANTS, CONDITIONS, RE-STRICTIONS, EASEMENTS, TERMS AND OTHER PROVI-SIONS OF THE DECLARA-TION OF CONDOMINIUM OF TWO CAPRI VILLAGE CON-DOMINIUM, AS RECORDED IN O.R. BOOK 1700, AT PAGES 1273 THROUGH 1349, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 11604Versailles Lane, Port Richey, FL 34668.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before DEC 19 2022 and file the original with the clerk of this Court either before with 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 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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of this Court on the day of 11-18-2022.

Dated this day of AUG 03 2022. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 22-325903 FC01 RFT December 16, 23, 2022 22-02144P

# FIRST INSERTION

IN THE COUNTY COURT OF THE  $6 \mathrm{th} \, \mathrm{JUDICIAL} \, \mathrm{CIRCUIT} \, \mathrm{IN} \, \mathrm{AND}$ FOR PASCO COUNTY, FLORIDA CASE NO: 22-CC-1111 NORTHWOOD OF PASCO HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff,

NOTICE OF SALE

PAUL J. MORRIS; RACHEL M. GUERRA-MORRIS; AND UNKNOWN TENANT(S). Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 59, in Block C of NORTH-WOOD UNIT 02A, according to the Plat thereof as recorded in Plat Book 33, Pages 36-38, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. Property Address: 1233 Salt Clay

Court, Wesley Chapel, FL 33544 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00

A.M. on January 9, 2023 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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

By /s/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com

2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

December 16, 23, 2022 22-02132P



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

### FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1827-WS IN RE: ESTATE OF

PAMELA J. FOX **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 PAMELA J. FOX, deceased, File Number 51-2022-CP-1827-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was June 17, 2022; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such

Name Address LISA A. BUBLITZ 1006 Lacey Ave. Lisle, IL 60532 CHRISTOPHER J. NABER 4907 Cathedral Court New Port Richey, FL 34655 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 16, 2022.

Person Giving Notice: /s/ Lisa A. Bublitz LISA A. BUBLITZ

1006 Lacey Ave. Lisle, Illinois 60532 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com

December 16, 23, 2022

## FIRST INSERTION

22-02128P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File #51-2022CP001794CPAXWS IN RE: ESTATE OF DIANN FERGUSON a/k/a Diann C. Ferguson, a/k/a Diann Each, Deceased.

The administration of the estate of DIANN FERGUSON a/k/a Diann C. Ferguson a/k/a Diann Each, deceased, whose date of death was August 28, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The name and address of the Personal Representative and the Personal Represen-

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

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

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

NOTWITHSTANDING THE TIME 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 December 16, 2022. ATTORNEY FOR PERSONAL REPRESENTATIVES JOSEPH EACH STEVEN MEILLER, ESQ. Florida Bar No. 0846340 12000 US Highway 19 Hudson, FL 34667 Email: steveslad@gmail.com Telephone: (727) 869-9007 22-02138P December 16, 23, 2022

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION File No. 2022-CP-1798 IN RE: ESTATE OF ESTHER C. BOYLE, aka ESTHER M. BOYLE

**Deceased.**The administration of the estate of ESTHER C. BOYLE, also known as ESTHER M. BOYLE, deceased, whose date of death was July 15, 2022, 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 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: December 16, 2022.

Signed on this 19th day of October 2022.

### /s/ Maria Von Helms MARIA VON HELMS

**Personal Representative** 9 Fred Eller Drive Monsey, NY 10952 /s/ Wayne R. Coulter Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richev, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com December 16, 23, 2022 22-02140P

## FIRST INSERTION

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

File No. 51-2022-CP-1986-WS IN RE: ESTATE OF WAYNE J. LANNING 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 WAYNE J. LANNING, deceased, File Number 51-2022-CP-1986-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was June 28, 2022; that the total value of the estate is approx. \$4,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name KAREN M. LANNING Address 7833 Homer Ave.

Hudson, FL 34667 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is December 16, 2022.

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

#### **Person Giving Notice:** /s/ Karen M. Lanning KAREN M. LANNING

7833 Homer Ave. Hudson, Florida 34667 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com December 16, 23, 2022 22-02156P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:2022CP001805 IN RE THE ESATE OF DONALD J. REYNOLDS,

Deceased. The administration of the estate of Donald J. Reynolds deceased, whose date of death was December 3, 2021, is pending in the Circuit Court for Pasco. 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 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: December 16, 2022.

#### Tonya McKim Personal Representative 1231 Falling Hills Dr. Georgetown TX 78628

Molly E. Carey Attorney for Personal Representative Florida Bar No. 100184 Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Petitioner December 16, 23, 2022 22-02160P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512022CP001719CPAXES IN RE: ESTATE OF THERESA ANN CHILDERS,

Deceased. The administration of the estate of THERESA ANN CHILDERS, deceased, whose date of death was June 27,2022, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or 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: December 16, 2022.

#### ALEXANDRA MARIE GIACIN Personal Representative 7708 Bulls Head Drive Wesley Chapel, FL 33545

Robert D. Hines Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com December 16, 23, 2022 22-02158P

## FIRST INSERTION

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

File No. 51-2022-CP-1401-WS IN RE: ESTATE OF PAULA J. DEMASTRIE a/k/a PAULA JEAN FALOTICO-DEMASTRIE

Deceased. The administration of the estate of PAULA J. DEMASTRIE a/k/a PAULA JEAN FALOTICO-DEMASTRIE, deceased, whose date of death was February 9, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 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 December 16, 2022.

## Personal Representative: /s/ Dennis W. Demastrie DENNIS W. DEMASTRIE

9807 Star Trail New Port Richey, Florida 34654 Attorney for Personal Representative: /s/ Donald R. Peyton DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 Little Road NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com December 16, 23, 2022 22-02129P

## FIRST INSERTION

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

### File No. 2022CP001751CPAXES IN RE: ESTATE OF THOMAS M. TRENT,

Deceased. The administration of the Estate of THOMAS M. TRENT, Deceased, whose date of death was October 29, 2021, 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 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 December 16, 2022.

#### Personal Representative: MARSHÂ L. REED 3521 Silvercreek Way

Wesley Chapel, FL 33545 Attorney for Personal Representative: JEFFRÉY 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:

kathleen@baskineisel.com Secondary Email: eservice@baskineisel.com Attorneys for Personal Representative December 16, 23, 2022 22-02130P

#### FIRST INSERTION

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

## 51-2022-CP-001595-CPAXES IN RE: ESTATE OF DOROTHY MAE WILLIAMS

**Deceased.**The administration of the estate of Dorothy Mae Williams, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 51-2022-CP-001595-CPAXES; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITH-IN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 PUBLICA-TION OF THIS NOTICE IS December

#### Petitioner Marlyn L. Williams Jr.

115 Ballard Circle Fayetteville, GA 30215 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

December 16, 23, 2022

#### FIRST INSERTION

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

File No. 51-2022-CP-1923-WS IN RE: ESTATE OF TAMERA LYNN WEYERS-PAT-RICK A/K/A TAMI LYNN PATRICK A/K/A TAMERA L. WEYERS-PAT-RICK A/K/A TAMERA WEYERS PATRICK A/K/A TAMARA WEY-ERS A/K/A TAMERA PATRICK A/K/A TAMI PATRICK

Deceased. The administration of the estate of Tamera Lynn Weyers-Patrick a/k/a Tami Lynn Patrick a/k/a Tamera L. Wevers-Patrick a/k/a Tamera Wevers Patrick a/k/a Tamara Weyers a/k/a Tamera Patrick a/k/a Tami Patrick, deceased, whose date of death was October 3, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34653. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 12/16/2022.

## Personal Representative: /s/ Gregory F. Weyers Gregory F. Weyers 8001 Weyers Court

Englewood, Florida 34224 Attorney for Personal Representative: /s/ Ryan A. Doddridge Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652Telephone: (727) 846-8500 Fax: (727) 848-2814  $\hbox{E-Mail: ryan@flprobatetrustlaw.com}$ Secondary-E-Mail:  $\dot{\text{michelle@flprobatetrustlaw.com}}$ December 16, 23, 2022 22-02154P

## FIRST INSERTION

22-02142P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019-CA-003009 ES

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE DWELLING SERIES IV Plaintiff, v.

LAMARA TERESE STONE A/K/A LAMARA MILLS; ET AL, **Defendants.**NOTICE IS HEREBY GIVEN that pur-

suant to a Final Judgment in Foreclosure entered on November 1, 2022 and entered in Case No. 2019-CA-003009 in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein LAMARA TERESE STONE A/ K/A LAMARA MILLS; UNKNOWN SPOUSE OF LAMARA TERESE STONE A/K/A LAMARA MILLS N/K/A JORDAN MILLS; SUNCOAST MEADOWS MASTER ASSOCIATION, INC.; SUNCOAST MEADOWS PROFESSIONAL CENTER, LLC; SUNCOAST COMMUNITY DEVEL-OPMENT DISTRICT; UNKNOWN TENANT #1 N/K/A LAWRENCE MILLS: AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, WHETHER LIVING OR NOT, AND WHETHER SAID UNKNOWN PARTIES CLAIMS AS HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, OR IN ANY OTHER CA-PACITY, CLAIMING BY, THROUGH UNDER OR AGAINST THE NAMED DEFENDANTS, are the Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest hidder for cash at https://www.pasco.realforeclose.com On January 26, 2023 at 11:00 AM, following described real property as set forth in said Final Judgment, to

LOT 4, BLOCK 10, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 129, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. and commonly known as 3153

CLOVER BLOSSOM CIRCLE, LAND O LAKES, FL 34638 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

WITHIN 60 DAYS AFTER THE

IMPORTANT "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN AS-SISTANCE. 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 AP-PEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS."

WITNESS my hand and the seal of the court on December 12, 2022. GHIDOTTI | BERGER LLP 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501.2808 Facsimile: (954) 780.5578 By: /s/ Tara L. Rosenfeld Tara L. Rosenfeld, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.comDecember 16, 23, 2022 22-02146P

### FIRST INSERTION

PASCO COUNTY

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

CASE NO: 22-CA-2415 WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government organized and existing under the laws of the State of Florida,

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF WHISPER-ING PINES COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT SPE-CIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

Whispering Pines Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$13,500,000 principal amount of Whispering Pines Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Com-

plaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein. and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpavers, property owners and citizens of the District, including non-residents owning property or subject to taxation. and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, appear on the 9th day of January, 2023 at the hour of 9:30 a.m. of said day for 15 minutes, before the Honorable Kimberly Sharpe Byrd, via Telephonic Hearing at (727) 815-7132, and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

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

Electronically Conformed 12/6/2022 /s/ Kimberly Sharpe Byrd, Honorable Kimberly Sharpe Byrd Circuit Judge

December 16, 23, 2022 22-02136P

## FIRST INSERTION

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

GENERAL CIVIL DIVISION

CASE NO: 22-CA-002732-WS DEERBROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT. INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY.

Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF DEER-BROOK COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF DEERBROOK COMMUNITY DE-VELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

Deerbrook Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$27,135,000 principal amount of Deerbrook Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for naving the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, appear on the 18th day of January, 2023 at the hour of 11:00 a.m. of said day for 15 minutes, before the Honorable Declan P. Mansfield, via Telephonic Hearing at (727) 815-7100. and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

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

Electronically Conformed 12/7/2022 /s/ Declan P. Mansfield, Honorable Declan P. Mansfield Circuit Judge December 16, 23, 2022 22-02137P

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA Case No. 2022CA002749CAAXES MICHELLE RAU, Plaintiff, vs. KENNETH W. KERR; IF LIVING,

THE UNKNOWN SPOUSE, IF LIVING, OF SAID DEFENDANT; THE RESPECTIVE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, AND TRUSTEES AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANT(S); BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Defendants

TO: Kenneth W. Kerr and all parties claiming interests by, through, under or against Defendant Kenneth W. Kerr and all parties having or claiming any right, title or interest in the property herein. YOU ARE HEREBY NOTIFIED that

an action has been commenced against you io quiet title on real property, lying and being and situated in Pasco County, Florida, which is more particularly described as follows:

LOT 41, HUDSON TERRACE, FIRST ADDITION, according to the plat thereof as recorded in Plat Book 7, Page 60, of the Public Records of Pasco County, Florida.

This action has been filed against you and you are required to serve a copy

of vour written defense, if any upon Plaintiff's Attorney, Robert C. Burnette, Esquire, 5710 Gall Boulevard, Ste. C., Zephyrhills, FL 33542 within 30 days after the first publication of this notice 1-17-23 and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately therafter otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 13 day of December, 2022. CLERK OF THE CIRCUIT COURT By /s/ Patty Hoogewind

Robert C. Burnette, Esquire the Plaintiff's Attorney 5710 Gall Boulevard, Ste. C., Zephyrhills, FL 33542 December 16, 23, 2022 22-02143P

#### 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. 2020-CA-000659 Division J2

GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff, vs.

JOSEPH D. KELLY, ANGELA R. KELLY, BEACON WOODS CIVIC ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on October 24, 2022, 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

LOT 1282 BEACON WOODS VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND LOT 1282-A, BEACON WOODS VIL-LAGE 5-D, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 14, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 8806 MILL CREEK LANE, HUDSON, FL 34667; 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 February 6, 2023 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 informa-

tion regarding transportation services.

Dated this 12th day of December, 2022

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 000100/2013780/wll December 16, 23, 2022 22-02147P

## FIRST INSERTION

Invoice to:

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

CASE NO 2022CA002072CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RYAN JAMES MALONEY AND

DIVISION

CHRISTINA HOTELLING MCCUE,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2022, and entered in 2022CA002072CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and RYAN JAMES MALONEY; CHRISTINA HOTEL-LING MCCUE 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.<br/>realforeclose.com, at 11:00 AM,  $\,$ on January 09, 2023, the following described property as set forth in said

Final Judgment, to wit: LOT 228. NATURE'S HIDE-AWAY PHASE III, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 27, PAGES 137 THROUGH 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7525 WHIS-PER WOODS CT, 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 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 9 day of December, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com

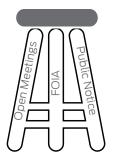
December 16, 23, 2022 22-02145P

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-052588 - KeD

# Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

## It's newspapers and newspaper websites vs government websites

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



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

## prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither nor free



Newspapers remain the primary vehicle

all 50 states



## ypes Of Public Notices

## Citizen Participation Notices

Government Meetings and Hearings





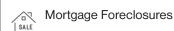


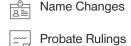
Tax Deed Sales

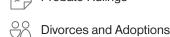
Delinquent Tax Lists,

**Government Property** 









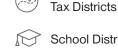


Meeting Minutes or Summaries

Tax Rates

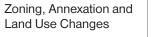
Agency Proposals

Proposed Budgets and



School District Reports

Creation of Special



Sales

Permit and License Applications

## Stay Informed, It's Your Right to Know.

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





# **Newsprint** is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



## Moreover, the real digital divide for public notice is growing

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

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

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



## ypes Of Public Notices

## Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Tax Rates

Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and



Creation of Special Tax Districts





School District Reports



Zoning, Annexation and Land Use Changes

## **Commercial Notices**



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



**Government Property** 

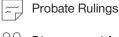


Permit and License **Applications** 

Mortgage Foreclosures



Name Changes



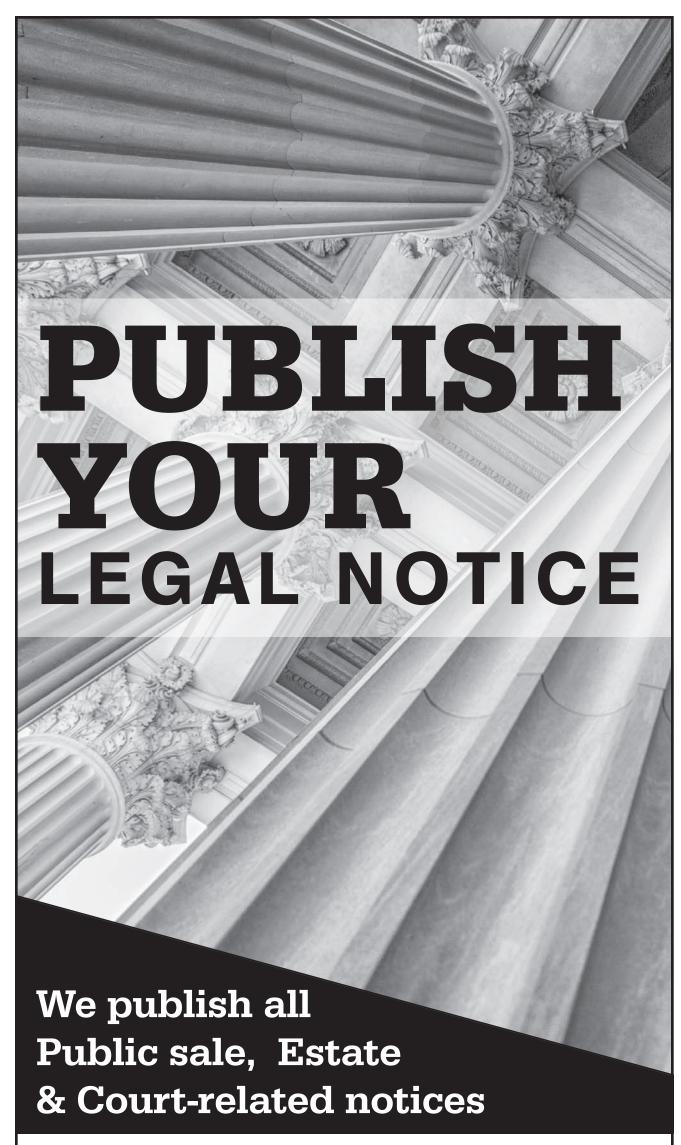
**Divorces and Adoptions** 



Orders to Appear

## Stay Informed, It's Your Right to Know.

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



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

## Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

## **SUBSEQUENT INSERTIONS**

### SECOND INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on December 28th, 2022 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

Bradley Metz B233 Kendrick Bryant Thomas Dempsey Morgan Hampton B374 Richard Jerard Riki Taylor Benjamin Spangler

Immediately Following at

U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

> Connie Grizzel Juan Feliciano Patrick James Siborg C64 C68 C103 Alba Portilla C119 Wayne Ketchum Barbara Dianne Guy C245 E6 Brian Lynch E21 Larissa Camera Christina Louise Miller

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

Thomas Nils Schnurman Crystal Lynn Lee D7 Regina M Sones Jeremy Michael Bellomy F19 Mark Sean Chambers

December 9, 16, 2022

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001566 IN RE: ESTATE OF BLAINE PAUL STODDARD, SR., Deceased.

The administration of the estate of BLAINE PAUL STODDARD, SR., deceased, whose date of death was May 30, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the 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 de-

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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: December 9, 2022.

BLAINE STODDARD, JR. Personal Representative 18606 Drayton Street Spring Hill, FL 34610

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 9, 16, 2022 22-02125P

## SECOND INSERTION

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

CASE NO. 2022CA002359CAAXWS FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.

WALTER J. PLAGENS, et. al. **Defendant**(s), TO: WALTER J. PLAGENS, and UN-

KNOWN SPOUSE OF WALTER J. PLAGENS, whose residence is un-known and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 2109 HOLIDAY LAKE ES-TATES, UNIT TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 13, PAGES 52AND 53, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 01/03/2023/ (30 days from Date of

First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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

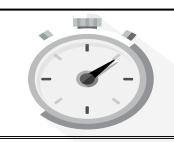
WITNESS my hand and the seal of this Court at County, Florida, this 21st day of November, 2022.

CLERK OF THE CIRCUIT COURT BY: /s/ Y. Amburgey DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100

PRIMARY EMAIL: flmail@raslg.com

22-057207 December 9, 16, 2022



E-mail your Legal Notice legal@businessobserverfl.com

22-02119P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1720 IN RE: ESTATE OF ROBERT K. HOPE, SR., Deceased.

The administration of the estate of ROBERT K. HOPE, SR., deceased, whose date of death was September 2, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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: December 9, 2022.

#### MICHAEL HOPE Personal Representative 8408 N 11th Street Tampa, FL 33604

Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PI 1312 W. Fletcher Ave, Suite B  $\,$ Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com December 9, 16, 2022 22-02097P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1906 IN RE: ESTATE OF JEANETTE P. HARRIGAN, aka

JEANETTE SUE HARRIGAN Deceased. The administration of the estate of JEANETTE P. HARRIGAN, also known as JEANETTE SUE HARRI-

GAN, deceased, whose date of death was October 7, 2022, 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 attornev are set forth below.

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

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

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

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

The date of first publication of this notice is: December 9, 2022. Signed on this 14th day of October

2022.

#### /s/ Robert Pagano ROBERT PAGANO Personal Representative 51 Ocean Avenue

Massapequa, NY 11758 /s/ Wayne R. Coulter Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com December 9, 16, 2022 22-02098P

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

FLORIDA PROBATE DIVISION File No. 512022CP001849CPAXWS **Division Probate** IN RE: ESTATE OF JOHN T KOJANIC

Deceased. The administration of the estate of John T Kojanic, deceased, whose date of death was October 9, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 December 9, 2022.

#### Personal Representative: /s/ Carol Planin MacDonald Carol Planin MacDonald 12804 3rd Isle

Hudson, Florida 34667 Attorney for Personal Representative: /s/ John W. Hudzietz II John W. Hudzietz II, Esq. E-mail Addresses: emancinilaw@gmail.com, jhudzietz@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A. 10028 State Road 52 Hudson, Florida 34669 Telephone: (727) 857-9400 December 9, 16, 2022 22-02105P

## SECOND INSERTION

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

File No.: 2022CP001690CPAXES In Re: The Estate of CARMEN TERESA SANTIAGO PIETRI,

Deceased. The administration of the estate of TERESA SANTIAGO PIETRI, deceased, whose date of death was August 30, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's

attorney are set forth below. All creditors of the decedent and other persons having claims or demands against 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 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 December 9, 2022.

#### Personal Representative: Mayra Rivera Santiago 114 West Jean Street Tampa, Florida 33604

Attorney for Personal Representative: Erin M. Maulucci, Esq. Tampa Law Group, P.A Florida Bar Number: 95662 15310 Amberly Drive Suite 250 Tampa, Florida 33647 Telephone: (813) 384-3387

erin@mytampalawgroup.com

22-02123P

December 9, 16, 2022

E-mail:

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-1860

IN RE: ESTATE OF RAMON LARSON AKA RAYMOND LARSON AKA RAMON E. LARSON Deceased.

The administration of the estate of RAMON LARSON AKA RAYMOND LARSON AKA RAMON E. LARSON, deceased, whose date of death was August 8, 2022, 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 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 December 9, 2022.

#### Personal Representative: /s/ Fred Gregory FRED GREGORY P.O. Box 2501

Davidson, North Carolina 28036 Attorney for Personal Representative: /s/ Stephen Williams STEPHEN R. WILLIAMS Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com December 9, 16, 2022 22-02106P

## SECOND INSERTION

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

CASE NO. 2022-CC-00211-ES OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION,

Plaintiff, vs. TRUONG HO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.

Notice is hereby given that pursuant to the Final Judgement of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described as:

Lot 54, of OAK GROVE PHASES 4B and 5B, according to the Plat thereof as recorded in Plat Book 50, Pages 98 through 103, of the Public Records of Pasco County, Florida.

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 3rd day of January, 2023.

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 vour 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 7th day of December,

FRISCIA & ROSS, P.A. /s/ Brenton J. Ross Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250

Tampa, Florida 33609 (813) 286-0888 /(813) 286-0111 (FAX) Attorneys for Plaintiff December 9, 16, 2022 22-02124P SECOND 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 December 27, 2022, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line December 16, 2022, at 6:00am and ending December 27, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Christopher Garcia II Steven Melvin

E023 December 9, 16, 2022

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

GENERAL JURISDICTION DIVISION

CASE NO. 2022CA001528CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. GAYNELL W. KELLY A/K/A

WILMA G. KELLY, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2022, and entered in 2022CA001528CAAXWS of the Circuit Court of the SIXTH 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 ACQUISITION TRUST is the Plaintiff and GAYNELL W KELLY AKA WILMA G. KELLY; BANK OF AMERICA, N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder

for cash at www.pasco.realforeclose.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

 $6 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT} \, {\rm IN} \, {\rm AND}$ 

FOR PASCO COUNTY, FLORIDA

Case No.: 2021CA001996CAAXWS

TRUSTEE OF FIRSTKEY MASTER

FUNDING 2021-A COLLATERAL

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

ASSOCIATION, NOT IN ITS

SOLELY AS COLLATERAL

THE UNKNOWN HEIRS,

ASSIGNEES, CREDITORS,

RONALD LEE CHAPMAN.

LIENORS AND TRUSTEES OF

DECEASED; JACK W. HENSLEY;

RONALD L CHAPMAN AKA

PASCO COUNTY BOARD OF

COUNTY COMMISSIONERS:

STATE OF FLORIDA; CROWN

CORPORATION SYNCHRONY

BANK (CHEVRON AND TEXACO

PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

ASSET MANAGEMENT, LLC

ASSIGNEE OF GENERAL

CREDIT); ALL UNKNOWN

BY, THROUGH, UNDER OR

ELECTRIC CAPITAL

DEVISEES, GRANTEES,

TRUST,

Plaintiff, v.

SECOND INSERTION

com, at 11:00 AM, on January 09, 2023, the following described property as set forth in said Final Judgment, to ALL THAT CERTAIN LAND

SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOT 215, TAN-GLEWOOD TERRACE, UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK 10, PAGES 124 THRU 126 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 6107 MA-PLEWOOD DR, NEW PORT RICHEY, FL 34653

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 7 day of December, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

dsalem@raslg.com 20-046613 - KeD December 9, 16, 2022 22-02126P

SECOND INSERTION

#### CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s), To the following Defendant(s): JACK W. HENSLEY 431 S. Park Square Drive Bloomington, IN 47403

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

LOT 865-G, RIDGEWOOD GARDENS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 132, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 2036 Melody Drive, Holiday, FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before Jan 06 2023, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE

AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION ORDER TO PARTICIPATE THIS PROCEEDING, YOU IN ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMIN-ISTRATOR AT 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (727) 847-2411 WITH-IN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEAR-ING IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this day of DEC 05, 2022. As Clerk of the Court

By /s/ Brooklyn Horner As Deputy Clerk

Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 December 9, 16, 2022 22-02113P

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 27, 2022, 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 09:30 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 the time of the sale specified.

PUBLIC STORAGE  $\sharp$  25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

OA127 - Gerstner, Kenneth; OA160 - Popovich, George; OA168 - Maloof, chris; OA219 - Tucker, Erica; OA245 - Donahue, Kathleen; OB001 - Popovich, George; OB023 - Oblitas, Luis; OB046 - Hernandez, Edwin; OB120 - Gruner, Michael; OC129 - Turner, Richard; OD001 - Popovich, George; OD046 - Burns, Melissa; OE184 - morgan, Jason; OE204 - Garcia, Carlos; OE230 - Gerstner. Kenneth

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Sale to be held at www.storagetreasures.com. 1022 - levine, andrew; 1045 - levandowski, Kayla; 1115 - Celluzzi, Anthony; 1146 - Palasky, John; 1163 - Henry, Chantel; 2004 - Atwater, Rosemary; 2013 - Cerniglia, Gregory; 2038 - Velasco, Chelsi; 2149 - Cotman, Reginal; 2240 - Brown, Rashad; 2256 - Rivera, Tatiana; 3048 - Smith, Susan; 3055 - Manning, Emily; 3117 - seaman, christopher; 3129 - Jones, Kenneth; 3169 -Brenner, Oneita: 3224 - Elefson, Rachelle: 3289 - sturgeon, Melissa: 3313 - Mckennan, Antoine: 3341 - Harold, Kyle PUBLIC STORAGE  $\sharp$  25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

B0007 - King, Jacob; D0010 - Norton, Shelly; E1113 - lake, Terriaunna; E1125 - Durmus, Lee; E1183 - Long, Christopher; E1232 - osorno, Jonathan; E2206 - Caiazzo, Stormie; E2215 - Davis, Donte; E2259 - Dowden, Kelly; E2274 - Hupp, Krista; E2290 - Karakaris, Marie

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

11002 - Waller, Tony; 11024 - Waller, Tony; 11051 - Jones, Tiffany; 11132 - whitmer, mary; 11207 - Evans, Lillian; 11245 - MAD-DEN, ROBERT; 11291 - Faulkner, Christina; 11295 - jones, michael; 12033 - Lawson, darrell; 12195 - Boffil, Anthony; 12212 - Danko, Marnie; 12240 - Roeder, Walter; 12284 - Camacho, Moises; 13034 - MEIER, STEPHANIE; 13119 - pruitt, carmen; 13148 - Brady, Kelly; 13295 - Bryant, Derek; 3087 - Worsham, Larry; 3226 - Wissing, Desira; 3269 - Osborne, Anthony; 3281 -Peters, Kara; 3322 - Ruggiano, Alexa; 3388 - Shane, Tiffany; 3409 - Laprova, Gina; 3478 - Rojas, Kendrick; 3523 - Gonzales, Constance; 3546 - Santana, Alexandria

PUBLIC STORAGE  $\sharp$  25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Time: 10:30 AM Sale to be held at www.storagetreasures.com.

December 9, 16, 2022

1716 - Dudley, Robert; 1821 - Weaver, Brian; 2305 - Velazquez-Dejesus, Omar PUBLIC STORAGE  $\sharp$  26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

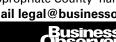
Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

091 - Backus, Rob; 100 - Jackson, Jason; 160 - Masters, Christian; 199 - Atkinson, Michael; 202 - valencia, gina; 222 - Johnson, Ryan; 248 - Atkinson, Michael; 254 - Clendenin, Gary; 343 - kompos, Nikolaos; 390 - Mccarty, Brian; 452 - Moorehead, Susan; 522 - Mejia, Luis; 561 - Moss, Amanda; 571 - CASTEEL, ANDREW

Public sale terms, rules, and regulations will 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. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

HOW TO PUBLISH YOUR CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



#### SECOND INSERTION

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

CASE NO: 22-CC-003261 CCAXES AMY MILLER, Petitioner, v. DANIEL AUSTIN MILLER. Respondent.

TO: DANIEL AUSTIN MILLER YOU ARE NOTIFIED that an action for Recovery of Assets (Replevin), including claims for monetary damages and return of property, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Derek Matthews.

will be December 9, 2022.

2022

22-02127P December 9, 16, 2022

### SECOND INSERTION

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

2022CA002433CAAXWS

NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREDERICK SMALLAKOFF, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF FREDERICK SMALLA-

KOFF Last Known Address: 6651 CORONET DR, NEW PORT RICHEY, FL 34655 Current Residence Unknown

GARY MELLING Last Known Address: UNKNOWN Current Residence Unknown VIOLET MELLING Last Known Address: UNKNOWN Current Residence Unknown

GARY MELLING, PERSONAL REP-RESENTATIVE Last Known Address: UNKNOWN Current Residence Unknown UNKNOWN SUCCESSOR TRUST-EES OF THE FREDERICK SMALLA-

KOFF TRUST Last Known Address: UNKNOWN Current Residence Unknown UNKNOWN BENEFICIARIES OF THE FREDERICK SMALLAKOFF

TRUST Last Known Address: UNKNOWN Current Residence Unknown JEREMY DANIEL VANIN Last Known Address: UNKNOWN Current Residence Unknown TRISTAN ALEXANDER VANIN Last Known Address: UNKNOWN

Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property LOT 328, OAK RIDGE, UNIT

Esq., Plaintiff's attorney, whose address is 5476 Lithia Pinecrest Rd, Lithia, FL 33547, on or before 20 days from the first date of publication and file the original with the clerk of this court at 38053 Live Oak Ave, Dade City, FL 33523, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default judgment will be entered against you for the relief demanded in the Complaint. The first date of Publication

DATED this 30th day of November,

By: /s/ Derek T. Matthews Derek T. Matthews, Esquire Florida Bar No: 1000992

# THREE, ACCORDING TO THE

MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 108-122, OF THE RE-CORDS 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 P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before, 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 the scheduled appearance before 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 local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this day of DEC 05 2022. NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of the Court By /s/ Brooklyn Horner As Deputy Clerk

22-02114P

DeCubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077

December 9, 16, 2022

## 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 CIRCUIT CIVIL DIVISION CASE NO.: 12-CA-4534-WS

KONDAUR CAPITAL CORPORA-TION, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2013-2, Plaintiff, v. JOHN L. LEE, et. al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated July 21, 2014 and Order Resetting Foreclosure Sale dated November 28, 2022, in the Sixth Judicial Circuit Court in and for PASCO County, Florida, wherein, PRESTON RIDGE PARTNERS IN-VESTMENT II TRUST, a Delaware limited partnership, as an Assignee of Plaintiff KONDALIR CAPITAL COR-PORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2013-2, is the Plaintiff, and JOHN L. LEE, UNKNOWN SPOUSE OF JOHN L. LEE NOW KNOWN AS BOBBI LEE, SHERMAN ACQUISI-TION LIMITED PARTNERSHIP and UNKNOWN TENANT #1 NOW KNOWN AS BOBBY TRENT, are the Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, on JANUARY 3, 2023, at electronic sale beginning at 11:00 A.M., at http://www.pasco.realforeclose.com, the following-described real property as set forth in said Final Summary

Judgment, to wit: Parcel I: Part of Tract No. 1744 of the unrecorded Plat of Suncoast Highlands Unit 9, being more particularly described as follows: Commence at the Southwest corner of Section 1, Township 24 South, range 17 East, Pasco County, Florida; and run thence North 00 degrees 17' 45" West, along the West boundary of said Section 1, 1016.33 feet; run thence North 64 degrees 35' 45' East, 2,692.77 feet to the Point of Beginning: continue thence North 64 degrees 35' 45" East, 225.00 feet; run thence South 25 degrees 24' 15" East, 454 feet: run thence South 64 degrees 35' 45" West, 30.00 feet; run thence North 25 degrees 24 '15" West, 230.00 feet; run thence South 64 degrees 35' 45" West, 195.00 feet; run thence North 25 degrees 24' 15" West, 224.00 feet to the Point of Beginning. To include a:

2002 Homes of Merit FLHMLCY159925139A #84600413

2002 Homes of Merit FLHMLCY159925139B #84600370

Property Address: 15515 Lancer Road, Spring Hill, FL 34606 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 appear-

Dated this 6th day of November,

ance is less than seven days. HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLawFL.comBy: /s/ Matthew Klein Harris S. Howard, Esq. Florida Bar No.: 65381 E-Mail: Harris@HowardLawFL.com Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLawFL.com

22-02122P

December 9, 16, 2022

SECOND INSERTION

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

Case No.: 2016-CC-574 SILVER OAKS COMMUNITY ASSOCIATION, INC.,

Plaintiff, v.
JAMES SUMMERS, et al., Defendants.

NOTICE IS GIVEN that pursuant to the Amended Final Judgment in Favor of Plaintiff, SILVER OAKS COMMU-NITY ASSOCIATION, INC., entered in this action on the 5th day of December. 2022, Nichole "Nikki" Alvarez-Sowles, Clerk of Court for Pasco County, will sell to the highest and best bidder or bidders for cash at http://www.pasco. realforeclose.com, on Monday, January 30, 2023 at 11:00 A.M., the following

and improvements thereon, located in unclaimed.

described property: Lot 52, of SILVER OAKS, PHASE

ONE, according to the Plat thereof, as recorded in Plat Book 26, at Pages 46 through 49, inclusive, of the Public Records of Pasco County, Florida.

the SILVER OAKS COMMUNITY AS-SOCIATION, INC., at 6534 Foxmoor Drive, Zephyrhills, Florida 33545 (the "Property"). Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim before the clerk reports the surplus as

If you are a person with a dis-

ability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 8478110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City: via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers

for information regarding disabled transportation services SHUMAKER, LOOP & KENDRICK, LLP By: /s/ William W. Huffman JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 William W. Huffman, ESQ. Florida Bar No. 0031084 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Primary Email: whuffman@shumaker.com Secondary Email: magriffin@shumaker.com Counsel for Plaintiff 18122512v11 December 9, 16, 2022 22-02120P

#### 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.: 2019CA001606CAAXES U.S. BANK TRUST, N.A., AS

TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, VS. JULIUS VINCENT S. REYES F/K/A SALUKAG S. REYES; MARIA TERESA D. REYES; BUSINESS LOAN CENTER, LLC; CITIBANK,

N.A.; NATURE'S RESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN

TENANT 2.

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on August 17, 2022 in Civil Case No. 2019CA001606CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ILS BANK TRUST NA AS TRUSTEE FOR LSF9 MASTER PAR-TICIPATION TRUST is the Plaintiff, and IIILIUS VINCENT S REVES F/K/A SALUKAG S. REYES; MARIA-TERESA D. REYES; BUSINESS LOAN CENTER LLC: CITIBANK NA · NA-TURE'S RESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A MICHAEL REYES 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 January 10, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1 OF NATURE'S RE-

SERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 35, PAGE 9, OF THE PUBLIC RECORDS OF PASCO COUN-TY, 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 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 2 day of December, 2022.

ALDRIDGE PITE, LLP Attorney for Plaintiff Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2022-12-02 16:23:07 By: Zachary Y. Ullman Esq. FBN: 106751 Primary E-Mail: Service Mail@aldridge pite.com1143-583B  ${\rm December}\,9, 16, 2022$ 

## SECOND INSERTION

RE-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. 512019CA002441CAAXES

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-

Plaintiff, vs. CAROL A. TOCHTERMAN A/K/A CAROL TOCHTERMAN; BETRAM S. TOCHTERMAN A/K/A BERTRAM TOCHTERMAN; 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 an Order or Summary Final Judgment of foreclosure dated June 14, 2022 and an Order Resetting Sale dated November 29, 2022 and entered in Case No. 512019CA-002441CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS. INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006- 17, is Plaintiff and CAROL A. TOCHTERMAN A/K/A CAROL TOCHTERMAN: BETRAM S. TOCHTERMAN A/K/A BERTRAM TOCHTERMAN; UN-KNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL IINKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www. pasco.realforeclose.com, 11:00 a.m., on December 28, 2022, the following

described property as set forth in said Order or Final Judgment, to-wit: TRACT 30 HIGHLAND FOR-

EST, UNRECORDED PLAT LESS AND EXCEPT THE SOUTHWEST 1/2 ACRES FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PAS-CO COUNTY, FLORIDA, LESS THE SOUTH 270 FEET OF THE WEST178 FEET THERE-OF AND THE SOUTHMOST 25 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-

OF-WAY AND/OR UTILITIES 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 Statute 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 11/28/22 By: /s/ Jeffrey M. Seiden, Esq. Jeffrev M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700 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 1496-178239 / SM2 December 9, 16, 2022 22-02109P

### SECOND INSERTION County, Florida.

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIVIL DIVISION Case No.: 18-CC-000826 CONNERTON COMMUNITY

ASSOCIATION, INC.,

Plaintiff, ALEXANDER PABON; DIANA PA-BON; THE INDEPENDENT SAV-INGS PLAN COMPANY D/B/A ISPC; GARDENIA GLEN NEIGH-BORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TEN-ANT #2, the name being fictitious to account for party in possession; and 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

Defendant. NOTICE IS GIVEN that pursuant to the Final Judgment in Favor of Plaintiff, CONNERTON COMMUNITY ASSOCIATION, INC., entered in this action on the 18th day of November, 2022, Nichole "Nikki" Alvarez-Sowles, Clerk of Court for Pasco County, will sell to the highest and best bidder or bidders for cash at http://www.pasco. realforeclose.com, on Monday, January 30, 2023 at 11:00 A.M., the following

interest as spouses, heirs, devisees,

grantees, or other claimants,

described property: Lot 17, Block 44, of CONNER-TON VILLAGE TWO, PARCEL 201, according to the plat thereof as recorded in Plat Book 68, Page 6, of the Public Records of Pasco

and improvements thereon, located in the CONNERTON COMMUNITY ASSOCIATION, INC., at 8775 Sentiero Drive, Land O' Lakes, Florida 34637 (the "Property"). Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a

claim before the clerk reports the sur-

plus as unclaimed. If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711. SHUMAKER, LOOP & KENDRICK, LLP By: /s/ William W. Huffman JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 WILLIAM HUFFMAN, ESQ. Florida Bar No. 0031084 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Primary Email: whuffman@shumaker.com Secondary Email: mgriffin@shumaker.com Counsel for Plaintiff 18114950v11 December 9, 16, 2022 22-02103P

## FOURTH INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND RELATIVE ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO.: 51-2022-DR-004621-WS Division: ZI

IN THE MATTER OF THE ADOPTION OF:, Minor Adoptee. TO: MICHAEL TROY GIESEKE

Address unknown

YOU ARE NOTIFIED that a VERIFIED JOINT PETITION FOR ADOPTION BY RELATED PERSONS AND TERMINATION OF PARENTAL RIGHTS has been filed against you by AURELIA PIA CINGORANELLI, and EDWARD ANTHONY CINGORANELLI regarding the following minor child: male child born April 1, 2008, born to Aurelia Pia Traub in Safety Harbor, Pinellas County, Florida. The father, Michael troy Gieseke, is Caucasian, forty-two (42) years old, approximately 6'0" tall, weighs approximately 230 pounds, with brown hair and blue eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained.

There will be a Hearing (via Zoom Videoconferencing) on the Verified Joint Petition for Adoption by Related Persons and Termination of Parental Rights on December 19, 2022, at 10:00 a.m. eastern time, before Judge Joshua Riba at the West Pasco Judicial Center located at 7530 Little Road, New Port Richey, Florida 34654. The Court has set aside thirty (30) minutes for this hearing. The hearing will be held via Zoom video conference. No account is necessary on Zoom to participate, and the parties may participate by going to http://www.zoom.us/ and clicking the link to "Join a Meeting" at the scheduled date/time set forth above by using the following Meeting ID: 991 7891 2311 Passcode: 724112. Persons participating in the Zoom hearing without a computer having audio and visual capabilities may appear telephonically for the Zoom hearing by calling 1-786-635-1003 and using the same meeting ID with the password.

The grounds for termination of

parental rights are those set forth in g63.064(1) and g63.089 of the Florida Statutes. You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled

to representation by a court appointed attomey, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court. If you elect to file written defenses to said Petition, you aere required to serve a copy on Petitioners' attorney, Audrey A. Jefferis, B.C.S., Law Office of Audrey A. Jefferis, P.A., 8138 Massachusetts Avenue, New Port fuchey, Florida 34653, (727) 845-6174, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Pasco County, Florida, 7530 Little Road, New Port Richey, Florida 34654, (727) 547-8128, on or before 2022, a date which is within thirty (30) days after the first date of publication of this Notice.

UNDER SECTION 63.089, FLOzuDA STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS LIPON WHICH THE COURT SHALL END ANY PAREN-TAL RIGHTS YOU MAY HAVE RE GARDING THE MINOR CHILD.

If you are a person with a disability who need 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 ADA Coordinator, Public Information Department, Pasco County Government Center,7530 Little Road, New Port Richey, Florida 34564; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

CLERK OF THE CIRCUIT COURT (SEAL) By: Carmella Hernandez Deputy Clerk

Nov. 25; Dec. 2, 9, 16, 2022 22-02046P