## PASCO COUNTY LEGAL NOTICES

PASCO COUNTY

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Aziza Dowidar / ELSAMAN TRADING LLC will engage in business under the fictitious name ELSAMAN MEDICAL TRANSPORTATION, with a physical address 1650 Fennsbury Ct Wesley Chapel. Florida 33544, with a mailing address 1650 Fennsbury Ct Wesley Chapel, Florida 33544, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. February 16, 2024 24-00247P

#### 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 209.14 acres to serve the Residential project known as Depue Phases 2A, 2B, 3A & 3B. The project is located in Pasco County, Section(s) 01, Township 26 South, Range 20 E. The permit applicant is Pulte Home Company, LLC, 2662 Falkenburg Road, Riverview, FL 33578. The Permit No. is 43045951.005.

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

#### 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 within14 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. February 16, 2024 24-00248P

## FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Purple Goldfish located at 8325 Quail Run Dr in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of February, 2024. Andrew J. Creech Holdings, Inc Andrew J. Creech

February 16, 2024 24-00232P

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Good 2 Go Realty located at 2406 Cypress Glen Dr Ste 101, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 7th day of February, 2024. GOOD 2 GO PROPERTY, LLC February 16, 2024 24-00233P

#### FIRST INSERTION

#### UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Union Park East Community Development District ("District") will hold a Regular Board meeting on February 28, 2024, at 6:00 p.m. at the Union Park East Clubhouse, 1549 Bering Rd. Wesley Chapel, FL 33543. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or via emailing patricia@breezehome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by tele-

phone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone com-

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813)565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

District Manager

February 16, 2024

24-00254P

#### FIRST INSERTION

#### NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Dupree Lakes Community Development District ("**District**") on March 19, 2024, at 6:00 p.m. at 6255 Dupree Lakes Blvd, Land O'Lakes, Florida 34639.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer of Pasco County on February 9, 2024.

The Amended and Restated Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446,  $112.3145,\,119.07,\,119.0701,\,189.053,\,189.069(2)(a)16,\,190.006,\,190.007,\,190.008,\\$  $190.011(3),\ 190.011(5),\ 190.011(15),\ 190.033,\ 190.035,\ 218.33,\ 218.391,\ 255.05,$ 255.0518. 255.0525. 255.20. 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager's Office at Government Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, and (813) 344-4844 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

District Manager

Dupree Lakes Community Development District

February 16, 2024

24-00234P

## FIRST INSERTION

#### NOTICE OF BOARD MEETING ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Zephyr Ridge Community Development District ("District") will hold a regular meeting of the Board of Supervisors on February 26, 2024, at 5:00 PM at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542.

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

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Worksop Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 7:00 p.m. but may begin at any time during the Workshop Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

February 16, 2024

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

## FIRST INSERTION

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

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

Deceased The administration of the estate of AN-THONY N. BECKER, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL. 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

LYNN A. FABER - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative

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

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 February 16, 23, 2024 24-00243P

## FIRST INSERTION

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

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

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

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

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

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

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

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

## CASSIUS CHOLOPRAY, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com 24-00249P

February 16, 23, 2024

#### FIRST INSERTION

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

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

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

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

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

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

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

## /s/ Thomas M. Snee, Jr. THOMAS M. SNEE, JR. 11211 Carriage Hill Dr., Unit #3

Port Richey, Florida 34668 Attorney for Personal Representative: /s/ Steven Meiller STEVEN MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative February 16, 23, 2024

## FIRST INSERTION

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

IN RE: ESTATE OF STANLEY A. CROSIER

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of STANLEY A. CROSIER, deceased, File number 51-2024-CP-0051-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was December 12, 2023; that the total value of the estate is \$22,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name DAVID L. CROSIER, Trustee, Crosier Family Trust dated March 24, 2009 Address

14710 National Dr. Chantilly, VA 20151

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

Chantilly, VA 20151 Attorney for Person Giving Notice DONALD R. PEYTON 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-mail: peytonlaw@yahoo.com Secondary E-mail: peytonlaw2@gmail.com February 16, 23, 2024 24-00251P

#### FIRST INSERTION

Notice is hereby given that NICK WIZANSKY, OWNER, desiring to engage in business under the fictitious name of WIZ CUTZ located at 4146 GRAND BLVD A, NEW PORT RICHEY, FLORIDA 34652 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 24-00239P February 16, 2024

#### FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 03/06/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

2GNALBEK5H1544017 2017 CHEV JTJGF10U220122946 2002 LEXS February 16, 2024 24-00241P

#### FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 03/03/2024 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FL 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute

1GNDS13S852336190 2005 CHEV February 16, 2024

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lavendior located at 13553 FL-54 #49, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 14th day of February, 2024. Corinne urie

February 16, 2024

## FIRST INSERTION

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

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

On March 7, 2024 at 9:30am at Caribbean Mobile Home Estates, 10820 Dragoon Court, New Port Richey, Florida 34654 THE EDWARDS LAW FIRM, PL

500 S. Washington Boulevard, Sarasota, Florida 34236 Telephone: (941) 363-0110

Facsimile: (941) 952-9111

Attorney for Caribbean Mobile Home By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com February 16, 23, 2024 24-00240P

## **OFFICIAL** COURTHOUSE **WEBSITES**



sarasotaclerk.com

charlotteclerk.com **lee**clerk.org

collierclerk.com hillsclerk.com

**pasco**clerk.com

pinellasclerk.org

**polk**countyclerk.net

my**orange**clerk.com

#### FIRST INSERTION

Notice of Meeting of the Board of Supervisors of North AR-1 of Pasco Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the North AR-1 of Pasco Community Development District (the "District") will hold a regular Board meeting on February 23, 2024 at 9:00 a.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Copies of the agenda will be available by emailing the District Manager at heather@breezehome.com. The District Manager's office can be reached telephonically at (813)565-4663.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

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

Heather Dilley District Manager February 16, 2024

24-00262P

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2023 CP 1956 IN RE: ESTATE OF CHERYL ANN WILTSE,

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

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

11 Rockdove Lane Orchard Park, New York 14127 Attorney for Personal Representative: /s/ Brenden S. Moriarty Brenden S. Moriarty, Esq. THE MORIARTY LAW FIRM, P.A. 1001 3rd Avenue West, Suite 650 Bradenton, FL 34205 (941) 749-0075 Florida Bar No. 0189863 bmoriarty@suncoastlegalgroup.com pleadings@suncoastlegalgroup.com February 16, 23, 2024 24-00259P

## FIRST INSERTION

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

DIVISION CASE NO. 2023CA004233CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE TRUST ACQUISITION,

Plaintiff, vs.
JAY N. HUNT AND LINDA MISTLER, et al.

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

LOT 229 OF THE UNRECORD-ED PLAT OF PALM TERRACE ESTATES UNIT EIGHT, A POR-TION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY FLORIDA BE-ING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF LOT 204 OF PALM TERRACE ESTATES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA; THENCE RUN ALONG THE EASTERLY EX-TENSION OF THE SOUTH LINE OF SAID LOT 204, S 89 DEG. 30' 03" E, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE N 00 DEG. 14' 53" W, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAIN-AGE AND/OR UTILITIES. Property Address: 10835 STAM-FORD DR, PORT RICHEY, FL

34668 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section 45.031. IMPORTANT

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

Dated this 13 day of February, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-129542 - NaC 24-00261P February 16, 23, 2024

FIRST INSERTION

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

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

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

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

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

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

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

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

#### Personal Representative JAMES LYND ZINK.

Personal Representative 91 Glacier Lane

Svlva, North Carolina 28779 Attorney for Personal Representative Lyndy C. Jennings, Esq.
Attorney for Personal Representative Florida Bar No. 908851 Law Offices of Lyndy C. Jennings, PA 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 Email: ljennings@lyndylaw.com February 16, 23, 2024 24-00244P

## FIRST INSERTION

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

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

Deceased.

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

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

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

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

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

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

## CHAD MICHAEL MURPHY

Personal Representative /S/ RICHARD M. RICCIARDI, JR. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org

February 16, 23, 2024 24-00238P

#### FIRST INSERTION

PASCO COUNTY

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

FLOYD LESLIE BOETTCHER, JR., A/K/A FLOYD BOETTCHER, Deceased.

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

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

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

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

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

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

#### Personal Representative: Mark Boettcher

6206 Tacony Street Duluth, Minnesota 55807 Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.comFebruary 16, 23, 2024 24-00256P

#### FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-002043-ES **Division: Probate** IN RE: ESTATE OF CATHERINE MARY ADAIR (A/K/A CATHERINE M. ADAIR

A/K/A CATHERINE ADAIR) Deceased.

The administration of the estate of Catherine Mary Adair (a/k/a Catherine M. Adair a/k/a Catherine Adair), deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654.. The names and addresses of the personal representative and the personal representative's 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

#### Personal Representative: /s/ Melissa Hogan Jennings Melissa Hogan Jennings 8035 Tantallon Way

Trinity, Florida 34655

Attorney for Personal Representative: /s/ Tanya Bell Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com February 16, 23, 2024 24-00228P

#### FIRST INSERTION

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

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

The administration of the Estate of HELEN S. PRICE, Deceased, whose date of death was September 12, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is: 7530 Little Road. New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

# Personal Representative: ANA CECILIA RUBINETT

166 Carlyle Drive Palm Harbor, FL 34683 Attorney for Personal Representative: RANDALL D. BASKIN, ESQUIRE FBN# 118082 BASKIN EISEL RIGHTMYER. Attorneys at Law 14020 Roosevelt Boulevard, Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545 Facsimile: 727-572-4646 Primary Email: rbaskin@baskineisel.com Secondary Email: brittany@baskineisel.com Secondary Email: eservice@baskineisel.com February 16, 23, 2024 24-00229P

## FIRST INSERTION

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

File No. 2023CP001726CPAXWS IN RE: ESTATE OF VINCENT THOMAS GUNTLOW A/K/A VINCENT T. GUNTLOW,

# Deceased.

The administration of the estate of Vincent Thomas Guntlow a/k/a Vincent T. Guntlow, deceased, whose date of death was 8/20/2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2023CP-001726CPAXWS, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION 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 THREE (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 THE FIRST PUBLI-CATION OF THIS NOTICE IS February 16, 2024.

## Personal Representative Vincent P. Guntlow

24 Gibson Road Orleans, MA 02653 Attorney for Personal Representative Kathlyn M. White Florida Bar No. 13763 DeMaria, de Kozan & White, PLLC 510 E. Zaragoza St. Pensacola, FL 32502 (850) 202-8535 (850) 438-8860 FAX kmwhite@demariadekozanwhite.comdlmclin@demariadekozanwhite.com rpmorgan@demariadekozan white.comFebruary 16, 23, 2024 24-00230P

#### FIRST INSERTION

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

Deceased.

The administration of the estate of Alvin Earl Reynolds, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

#### Personal Representative: Leticia M. Revnolds

3144 Deergrass Ct Holiday, Florida 34691 Attorney for Personal Representative: R. Nadine David, Esq. Attorney Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630

E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com

24-00237P

February 16, 23, 2024

## FIRST INSERTION

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

Deceased. The administration of the estate of Cornelius John Orsati, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

14 Kyle Street

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

24-00231P

February 16, 23, 2024

# **PUBLISH YOUR** LEGAL NOTICE Email legal@businessobserverfl.com

#### FIRST INSERTION

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

DIVISION CASE NO. 2022-CA-1522-ES BANK OZK, an Arkansas banking corporation, Plaintiff, vs. PATRICIA D. ANDERSON a/k/a

PATRICIA A. DIAMOND, STATE OF FLORIDA, CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY UNKNOWN SPOUSE OF PATRICIA D. ANDERSON a/k/a PATRICIA A. DIAMOND And UNKNOWN TENANT(S) IN POSSESSION,

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

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

Street address: 38545 Burger Lane, Dade City, FL 33523 Account No.: 02-24-21-0020-00000-0131

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Dated this 12th day of February, /s/ Richard B. Storfer By Richard B. Storfer Florida Bar No. 984523 rstorfer@loriumlaw.com Lorium Law 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300

5510.047 February 16, 23, 2024 24-00246P

#### FIRST INSERTION

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

CASE NO .: 2023CA000257CAAXWS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5,

RONALD T. DUNKLEMAN, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment dated February 2, 2024 entered in Civil No. 2023CA000257CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5, Plaintiff and RONALD T. DUNKLEMAN are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www. pasco.realforeclose.com beginning at 11:00 AM on May 1, 2024 the following

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

Property Address: 3447 Monte Rio St., New Port Richey, FL 34655 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M22543-JMV Case No.: 2023 CA000257 CAAXWS

February 16, 23, 2024

SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

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

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

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

OF PASCO COUNTY, FLORI-

PASCO COUNTY

FIRST INSERTION

DA.

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

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

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

February 16, 23, 2024 24-00236P

#### FIRST INSERTION

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

00-2023-CA-004289-CAAX-WS VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. GOLDBERG A/K/A EDWARD ROY GOLDBERG; GULF HARBORS WOODLANDS ASSOCIATION, INC.; SCOTT B. GOLDBERG; EDWARD R. GOLDBERG, JR.; REBECCA M. ZIMMERMAN; REBECCA M. ZIMMERMAN, AS PERSONAL REPRESENTATIVE: UNKNOWN TENANT IN POSSESSION OF THE

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 11 day of March 2024, the following described property as set forth in said Final Judgment, to wit: LOT 5, GULF HARBORS

SUBJECT PROPERTY,

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

RICHEY, FL 34652 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

for information regarding transporta-Dated this 12 day of February 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02338

February 16, 23, 2024 24-00245P

## FIRST INSERTION

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

IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 512024DR0670ES

Division: L Jennifer Christine Trotter, Petitioner, and Fred Trotter, Respondent,

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

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

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

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

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

Dated: 2-8-2024

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

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

24-00225P

#### FIRST INSERTION

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

CASE NO. 2022CA003237CAAXWS US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff, vs. THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CARL BRONERSKY A/K/A CARL S. BRONERSKY A/K/A CARL STEVEN

BRONERSKY, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated February 1, 2024, and entered in 2022CA003237CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CARL BRONERSKY A/K/A CARL S. BRONERSKY A/K/A CARL STEVEN BRONERSKY, DECEASED; BARBARA STILLWELL A/K/A BARBARA M. STILLWELL BARBARA STILLWELL; CHRISTOPHER BRONERSKY; AMANDA CABLE-CHRISTOPHER BRONERSKY; MAGNOLIA VALLEY CONDOMINIUM, INCORPORATED;MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CIITBANK, N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 07, 2024, the following described property as set forth in said Final Judgment, to wit:

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

RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDO-MINIUM AND EXHIBITS AT-TACHED HERETO, ALL AS RECORDED IN O.R. BOOK 655, PAGE 408-455, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7020 CO-

GNAC DR UNIT 3, NEW PORT RICHEY, FL 34653

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

#### IMPORTANT AMERICANS WITH DISABILITIES

ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 13 day of February, 2024.

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

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

## FIRST INSERTION

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

CASE NO.: 2023-CA-003481

PENNYMAC LOAN SERVICES. LLC, Plaintiff, v. AMANDA PARADY, et al.,

Defendants. TO: Amanda Parady 7602 Humboldt Avenue New Port Richey FL 34655 Unknown Spouse of Amanda Parady 7602 Humboldt Avenue New Port Richey FL 34655 Unknown Party in Possession 1 7602 Humboldt Avenue New Port Richey FL 34655 Unknown Party in Possession 2 7602 Humboldt Avenue New Port Richey FL 34655

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

Lot 978, SEVEN SPRINGS HOMES UNIT FIVE-B PHASE 1, according to the Plat thereof as recorded in Plat Book 16, Page 103, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this

Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme diately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON  $\ensuremath{\mathsf{OR}}$ BEFORE MARCH 18TH, 2024

24-00227P

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 13, 2024 /s/ Nichole Alvarez-Sowles

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

Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 24-00253P February 16, 23, 2024

## FIRST INSERTION NOTICE OF ACTION

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

23-CA-003445-CA-AX/WS

FLAGSTAR BANK, N.A, Plaintiff, vs. MAXWELL A. NEWMAN; BEACON WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION. INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED,

Defendant(s). TO: UNKNOWN TENANT NO. 1 13009 Sandburst Ln Hudson, FL 34667 UNKNOWN TENANT NO. 2 13009 Sandburst Ln

Hudson, FL 34667 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 265, CLAYTON VIL-LAGE PHASE 2, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 95 THROUGH 99, OF THE

PUBLIC RECORDS OF PASCO

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

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

DATED on FEB 08, 2024.

Fort Lauderdale, FL 33318

(954) 564-0071 answers@dallegal.com 1691-192512 / VP2 February 16, 23, 2024 24-00226P

As Clerk of the Court (SEAL) By: Remi Zerillo As Deputy Clerk Diaz Anselmo & Associates, P.A., P.O. BOX 19519

**OFFICIAL** COURTHOUSE **WEBSITES** 

> . IL LTE Done

MANATEE COUNTY HILLSBOROUGH manateeclerk.com

**SARASOTA** COUNTY sarasotaclerk.com

1:23 +

✓ Notes

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

**COLLIER COUNTY** collierclerk.com

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

**POLK COUNTY** polkcountyclerk.net

**ORANGE COUNTY** myorangeclerk.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE TION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff, and UNKNOWN HEIRS, PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT BENEFICIARIES, DEVISEES, SUR-IN AND FOR VIVING SPOUSE, GRANTEES,; UN-PASCO COUNTY, FLORIDA CASE NO.: 2022CA002256 KNOWN TENANT #1; UNKNOWN TENANT #2; LINDA SURRATT; JASON TOUCHTON; ASHLEY U.S. BANK TRUST NATIONAL TOUCHTON; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE THROUGH, UNDER AND AGAINST FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, ASSOCIATION, Plaintiff, VS. UNKNOWN HEIRS, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST BENEFICIARIES, DEVISEES, AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-SURVIVING SPOUSE, GRANTEES,; UNKNOWN TENANT #1; UNKNOWN ANTS are Defendants. The Clerk of the Court, Nikki Alva-TENANT #2; LINDA SURRATT; rez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on March 11, 2024 JASON TOUCHTON; ASHLEY TOUCHTON; ANY AND ALL UNKNOWN PARTIES CLAIMING at 11:00:00 AM EST the following de-BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on February 5, 2024 in Civil

Case No. 2022CA002256, of the Cir-

cuit Court of the Judicial Circuit in and

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

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISI-

SAID UNKNOWN PARTIES

**GRANTEES, OR OTHER** 

CLAIMANTS

Defendant(s).

scribed real property as set forth in said Final Judgment, to wit: LOT 60, 4 LAKE ESTATES, 1ST ADDITION, AS PER PLAT BOOK 5, PAGE 170, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 13 day of February. 2024.

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391

Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman E=zullman@aldridgepite.com

Reason: I am the author of this document Date: 2024.02.13 14:33:28-05'00 Foxit PDF Reader Version 12.1.0 FBN: 106751

Primary E-Mail: ServiceMail@aldridgepite.com 1092-11879B

February 16, 23, 2024 24-00258P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No. 2023CA005058-CAAXWS

SHEILA FLEITMAN, Plaintiff, v. SCOTT W. McNEILL; COLLIN McNEILL; AND ANY UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER EXECUTOR OR EXECUTRIX OF THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED, AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF ANNE RUBAT, DECEASED, THE ESTATE OF VALERIE McNEILL, DECEASED, AND THE ESTATE OF FREDDIE GRAFSTEIN, DECEASED,

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

Defendants.

FIRST INSERTION

YOU ARE NOTIFIED that an action to quiet title on the following described property:
CONDOMINIUM UNIT NO.

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

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

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

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

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

WITNESS my hand and seal of this Court, Florida on this February 13,

Publish: BUSINESS OBSERVER

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

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

24-00252P

#### FIRST INSERTION

NOTICE OF ACTION FOR Petitioner, and SECOND NOTICE AND ORDER KAITLYN TYO AND BOBBY ON PETITION FOR ADOPTION BY RELATIVE AND PETITION FOR GEORGE. ADOPTION BY RELATIVE Respondent. IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA VILLE, KY 40214 Case No.: 2022-DR-3373WS YOU ARE NOTIFIED that an ac-Division: Z2 tion for PETITION FOR ADOPTION

TO: KAITLYN TYO

9419 MINUTE MEN COURT, LOUIS-

BY RELATIVE has been filed against

you and that you are required to serve a copy of your written defenses, if any, to it on LAW OFFICES OF TIMOTHY DOUD, whose address is P.O. BOX 1777 TARPON SPRINGS, FL 34668 on or before 03/18/2024 and file the original with the clerk of this Court at 7530 LIT-TLE ROAD, NEW PORT RICHEY, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

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,

ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

CLERK OF THE CIRCUIT COURT (SEAL) 2022DR003373DRAXWS 02-09-2024 02:30 PM Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller 2022DR003373DRAXWS 02-09-2024 02:30 PM Deputy Clerk: Beverly Bray Feb. 16, 23; Mar. 1, 8, 2024

## SUBSEQUENT INSERTIONS

SECOND INSERTION

THIRD INSERTION

## 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 February 27, 2024, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line February 16, 2024, at 6:00am and ending February 27, 2024, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Unit Name Mark Davis B009 Christopher M. Garcia II Janet Keeling I008 A031 Desmond Kiefer-Gray C054 Michael E. Snead I002 Lauren Southhard February 9, 16, 2024

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2018CA001233CAAXES

**Deutsche Bank Trust Company** Americas, as Trustee for Residential Accredit Loans, Inc.,

Pass-Through Certificates, Series

Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2018CA001233CAAXES of

the Circuit Court of the SIXTH Judicial

Circuit, in and for Pasco County, Florida,

wherein Deutsche Bank Trust Company

Americas, as Trustee for Residential

Accredit Loans, Inc., Mortgage Asset-

Series 2005-QA11 is the Plaintiff and

Backed Pass-Through

f/k/a Theresa D. Allen a/k/a

Theresa Darlene Allen, et al.,

Mortgage Asset-Backed

2005-QA11. Plaintiff, vs.

Defendant.

GARY GEORGE AND RUBY

#### NOTICE TO CREDITORS RE: ETHEL E. HAYNER, Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, estab-

lished a Living Trust, entitled ETHEL E. HAYNER LIVING TRUST, dated JULY 23, 2018

The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and

other persons having claims or de-

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

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

The date of the first publication of this Notice is February 9, 2024. WILLIAM GRIESSELL TRUSTEE

5510 Foxtail Ct. Wesley Chapel, FL 33543 813-298-9396

24-00194P

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

CASE NO.: 2023CA004832CAAXWS MIGUEL ANGEL SANCHEZ AGUIRRE,

Plaintiff, v. JEFFREY P. BROWN, UNKNOWN HEIR OF JEFFREY P. BROWN #1, UNKNOWN HEIR OF JEFFREY P. BROWN #2, UNKNOWN HEIR OF JEFFREY P. BROWN #3, and UNKNOWN HEIR OF JEFFREY P. BROWN #4.

Defendants. TO: JEFFREY P. BROWN, UN-KNOWN HEIR OF JEFFREY P. BROWN #1, UNKNOWN HEIR OF JEFFREY P. BROWN #2, UNKNOWN HEIR OF JEFFREY P. BROWN #3, and UNKNOWN HEIR OF JEFFREY P. BROWN #4 13310 Colony Road

Hudson, FL 34669

YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following property in Pasco County, Florida: Lot 4, Block 14 of unrecorded

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

Further known as: 13310 Colony road, Hudson, FL 34669 and you are required to serve a copy of your written defenses, if any, to it on Felix G. Montanez, Esq., the Plaintiff's

attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before MARCH 4TH, 2024, or within thirty (30) days from the first publication of this Notice of Action, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice will be published once a week or two consecutive weeks in the Business Observer. If you are a person with a disabil-

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

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

01-31-2024 10:13 AM Deputy Clerk: Haley Joyner Felix G. Montanez, Esq. the Plaintiff's attorney 2114 W. Columbus Dr. Tampa, FL 33607

Feb. 2, 9, 16, 23, 2024

SECOND INSERTION

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

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

Last known Address: 15417 N. 29th Street Apt 123, Phoenix, Arizona 85032

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

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

of the Court on this February 7, 2024 (SEAL) 2022CA00543CAAXES 02-07-2024 09:12 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2022CA000543CAAXES 02-07-2024 09:12 AM Deputy Clerk: Haley Joyner Deputy Clerk

Feb. 9, 16, 23; Mar. 1, 2024 24-00219P

## SECOND INSERTION

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

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

Last known Address: 15417 N. 29th Street Apt 123, Phoenix, Arizona 85032

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

with the Clerk of the Court and to serve a copy of the answer and defenses on or before the 11TH day of MARCH, 2024 on Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, Florida 33612. Failure to file your answer and defenses will result in a default being entered against you. WITNESSED by hand and the Seal of the Court on this February 7, 2024.

(SEAL) 2023CA00543CAAXES 02-07-2024 09:11 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2022CA000543CAAXES 02-07-2024 09:11 AM Deputy Clerk: Haley Joyner Deputy Clerk Feb. 9, 16, 23; Mar. 1, 2024

24-00220P

## SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on February 28th, 2024 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North

Port Richey, FL 34668 at 10:00 AM Sonia Ramirez B480-481 Damon Skarpho

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 F63 Krystal Tyler

U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 D36AC Naville Claiborne G1 Tanya Foulk A60 Cindy Lou Hall Jay Lancy Fernando Maldonado G11 D13 Terri Plant G51AC

Cathy Sargent

Immediately Following at

C23

February 9, 16, 2024

24-00179P

24-00208P

## 2224.18 FEET EAST OF THE NW CORNER OF SECTION 19, TOWNSHIP 26 SOUTH RANGE 19 EAST, THENCE

SOUTH 88 DEGREES 36'11"

Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D<br/>. Allen a/k/a Theresa Darlene Allen; Unknown Spouse of Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00 AM on the 5th day of March, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 674, NORTH GROVE AD-DITION TO LAKE PADGETT ESTATES-COMMENCE 2177.92 FEET SOUTH AND

24-00221P SECOND INSERTION WEST 93.07 FEET, THENCE SOUTH 1 DEGREE 31'18" WEST 143.76 FEET, THENCE SOUTH 89 DEGREES 00'35" EAST 93 FEET, THENCE NORTH 1 DEGREE 30'13" EAST 147.64 FEET TO THE POINT OF BEGINNING, KNOWN AS LOT 674 NORTH GROVE ADDITION TO LAKE PADGETT ESTATES, PASCO

COUNTY, FLORIDA. TAX ID: 19-26-19-0270-00000-6740

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

Dated this 1st day of February, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F02653 February 9, 16, 2024 24-00213P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. File No.

51-2024-CP000141-CPAXES

Division probate

IN RE: ESTATE OF

THOMAS R. DEVAUL Deceased.

The administration of the estate of

Thomas R. DeVaul, deceased, whose

date of death was December 20, 2023,

is pending in the Circuit Court for Pasco

County, Florida, Probate Division, the

address of which is 7530 Little Rd., New

Port Richey, FL 34654. The names and

addresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Thomas R. DeVaul II

921 Frost Ct

Peekskill, New York 10566

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

ney are set forth below.

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File # 2023CP002119CPAXWS Judge James R. Stearns IN RE: ESTATE OF JOHN CASEY, a/k/a JOHN F. CASEY a/k/a JOHN FRANCIS CASEY,

Deceased. The administration of the Estate of John Casey a/k/a John F. Casey a/k/a John Francis Casey, Deceased, File Number 2023CP002119CPAXWS, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and persons having claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 the first publication of this Notice is February 9, 2024.

#### Personal Representative: James L. Casev 21 Pryer Terrace

New Rochelle, NY 10804 Attorney for Personal Representative: Joanne Fanizza, Esq. Fla. Bar # 746940 LAW OFFICES OF JOANNE FANIZZA, P.A. 445 Broadhollow Road, Suite 420 Melville, New York 11747 Telephone: (631) 647-9595 lojfpa@optimum.net 24-00206P February 9, 16, 2024

#### SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-0053-WS IN RE: ESTATE OF LUCILLE M. RICHARD a/k/a LUCILLE RICHARD a/k/a LUCILLE MARIE RICHARD

Deceased.

The administration of the estate of Lucille M. Richard a/k/a Lucille Richard a/k/a Lucille Marie Richard, deceased, whose date of death was October 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 9, 2024.

#### Personal Representative: Michelle M. Richard 9658 Jerome Drive

New Port Richey, Florida 34654 Attorney for Personal Representative: Rvan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500

Fax: (727) 848-2814  $\hbox{E-Mail: ryan@flprobatetrustlaw.com}$ Secondary E-Mail: stacey@flprobatetrustlaw.com

February 9, 16, 2024 24-00192P

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

PROBATE DIVISION File No. 2023CP001905CPAXES IN RE: ESTATE OF DOROTHY A. KLINER,

Deceased. The ancillary administration of the estate of DOROTHY A. KLINER, deceased, whose date of death was April 11, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the ancillary personal representative and the ancillary 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: February 9, 2024. Signed on this 6 day November,

#### 2023. s/ Donald R. Confalone DONALD R. CONFALONE **Ancillary Personal Representative**

15701 Stone House Drive Brooksville, FL 34604 s/ Jill R. Ginsberg Jill R. Ginsberg, Esq. Attorney for Ancillary Personal Representative Florida Bar No. 813850 GINSBERG SHULMAN, PL 401 E. Las Olas Boulevard, Suite 1400 Fort Lauderdale, FL 33301 Tel.: 954-332-2310 E-Mail: Jill@GinsbergShulman.com February 9, 16, 2024 24-00196P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-000031-ES

**Division Probate** 

IN RE: ESTATE OF

ANNA MAE BORISKO

Deceased.

The administration of the estate of

ANNA MAE BORISKO, deceased,

whose date of death was October 1.

2023, is pending in the Circuit Court

for Pasco County, Florida, Probate Divi-

sion, 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 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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this notice is February 9, 2024.

Personal Representative:

/s/ Dan Borisko

DAN BORISKO

5016 Brampton Parkway

Ellicott City, Maryland 21043

Attorney for Personal Representative:

/s/ Brian D. Arrighi

Brian D. Arrighi, Esq.

26852 Tanic Drive

Florida Bar Number: 0010268

Wesley Chapel, Florida 33544

brian@northtampalawgroup.com

service@northtampalawgroup.com

24-00203P

Telephone: (813) 518-7411

Fax: (866) 207-2020

Secondary E-Mail:

February 9, 16, 2024

Attorney

Suite 102

E-Mail:

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

BARRED.

All other creditors of the decedent

OF THIS NOTICE ON THEM.

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP002096CPAXWS

Division I/J IN RE: ESTATE OF ELAINE TEKULA Deceased.

The administration of the estate of ELAINE TEKULA, deceased, whose date of death was November 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is February 9, 2024.

#### Personal Representative: JASON DAVID TEKULA

12351 Moss Lake Loop Trinity, Florida 34655 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida, 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail:

eservice@siegcolelaw.com

February 9, 16, 2024

## SECOND INSERTION

**PASCO COUNTY** 

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

File No. 2023-CP-001758 IN RE: ESTATE OF EILEEN M. HEANEY A/K/A EILEEN M. CARL, Deceased

The administration of the estate of EI-LEEN M. HEANEY A/K/A EILEEN M. CARL, deceased, whose date of death was July 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

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

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

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

#### Notice is February 9, 2024. Personal Representatives: LIAM HEANEY 4226 Wilkinson Road Sarasota, FL 34233

CONOR HEANEY 2830 Telluride Loop Unit 307 Sarasota, FL 34243 Attorney for Personal Representatives: KEVIN PILLION ESQ. Florida Bar No. 70288 Life Planning Law Firm 1671 Mound Street Sarasota, FL 34236 Telephone: (941) 914-6000 Email: kevin@lifelawfirm.com Alt Email: service@lifelawfirm.com February 9, 16, 2024

NOTICE TO CREDITORS

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-CP-2077

**Division Probate** 

IN RE: ESTATE OF

PEGGY LEE BLYTHE

Deceased.

The administration of the estate of Peg-

gy Lee Blythe, deceased, whose date of

death was October 5, 2023, is pending

in the Circuit Court for Pasco County,

Florida, Probate Division, the address

of which is 7530 Little Road, Suite 105,

New Port Richey, FL 34654-5598. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's attorney are set forth below.

All creditors of the decedent and 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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ William Franklin Blythe, Jr.

William Franklin Blythe, Jr.

1104 N. Rams Head Road

Green Valley, AZ 85614

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is February 9, 2024.

/s/ Misa A. Everist

MISA A. EVERIST, ESQ.

Florida Bar No. 0196169

Clearwater, FL 33762

Primary Email:

Secondary Email:

Additional E-mail:

Telephone: 727-572-4545

meverist@baskineisel.com

eservice@baskineisel.com

24-00217P

linda@baskineisel.com

February 9, 16, 2024

BASKIN EISEL RIGHTMYER

14020 Roosevelt Blvd., Suite 808

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

OF THIS NOTICE ON THEM

NOTICE

#### SECOND INSERTION SECOND INSERTION

24-00191P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000155-WS IN RE: ESTATE OF GEORGE MICHAEL THOMAS

Deceased. The administration of the estate of GEORGE MICHAEL THOMAS, deceased, whose date of death was December 22, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 9, 2024.

## Personal Representative: s/Karen Nattans KAREN NATTANS

10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: s/David J. Wollinka DAVID J. WOLLINKA Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177

Fax: (727) 478-7007

Secondary E-Mail:

jamie@wollinka.com

February 9, 16, 2024

E-Mail: pleadings@wollinka.com 24-00218P

NOTICE.

BARRED.

DATE OF DEATH IS BARRED.

The date of first publication of this

# notice is February 9, 2024.

BARRED.

Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com February 9, 16, 2024 24-00216P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION NO. 2023-CP-002124 UCN: 512023CP002124PAXWS

IN RE: ESTATE OF NRISINGHA D. MUKHERJEE, also known as Nisu D. Mukherjee, Dr. N. D. Mukhergee, N. D.

Mukherjee, and, Nrisingha Das Mukherjee, Deceased. Estate administration of the of Nrisingha D. Mukherjee, Deceased, whose date of death was

November 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2023-CP-002124; the address of which is 38053 Live Oak Avenue, Suite 205, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 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 SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is February 9, 2024. /s/ Robert H. Willis Jr.

#### Robert H. Willis, Jr. Personal Representative Post Office Box 30

St. Petersburg, Florida 33731-0030 /s/ Robert H Willis Jr. Robert H. Willis, Jr. Skelton, Willis & Wallace, LLP Attorneys for the Personal Representative 259 Third Street North St. Petersburg, Florida 33701-3818 Telephone: (727) 822-3907 Florida Bar Number 499315 rhwir@swbwlaw.com lori@swbwlaw.com February 9, 16, 2024 24-00193P

#### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000039 IN RE: ESTATE OF HELEN R. GOSS,

Deceased. The administration of the estate of HELEN R. GOSS, deceased, whose date of death was January 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 9, 2024. Signed on this 8th day of January, 2024

RICHARD CALVIN GOSS II Personal Representative 553 Hildreth Street, Unit 21

Dracut, MA 01826 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 24-00190P February 9, 16, 2024

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP002052CPAXWS Division PROBATE IN RE: ESTATE OF

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

SONIA SLAVENSKY-LINKE,

You are hereby notified that an Order of Summary Administration has been entered in the estate of Sonia Slavensky-Linke, deceased, File Number 2023CP002052CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 104, New Port Richev, FL 34654: that Decedent's date of death was January 18, 2023; that the total value of the non-exempt assets of the estate is \$30,000,00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Leah Slavensky Trustee of the Sonia Linke (a.k.a Sonia Slavensky-Linke) Revocable Trust Agreement, dated October 13, 1998 3136 Sandhill Drive

Holiday, FL 34691 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this

BARRED.

Notice is February 9, 2024.

Person Giving Notice:

Leah Slavensky 7530 Little Rd., Suite 104 New Port Richey, FL 34654 Attorney for Person Giving Notice /s/ Kit Van Pelt Kit Van Pelt

Attorney Florida Bar Number: 106754 Griffin & Van Pelt, P.A. 1455 Court Street Clearwater, FL 33756 Telephone: (727) 449-9800 Fax: (727) 446-2748 E-Mail: kit@lawyergriffin.com Secondary E-Mail:

24-00205P

kim@lawyergriffin.com

February 9, 16, 2024

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY. FLORIDA CIVIL DIVISION CASE NO .: 2023CA003622CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ASHLEY MUNITZ, ET AL.,

**DEFENDANTS.**TO: UNKNOWN SPOUSE OF EVAN-GELOS PARAVALOS Last Known Address: 4005 Kibler Ln, Holiday, FL 34691

Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF PETER PARAVALOS Last Known Address: 4005 Kibler Ln,

Holiday, FL 34691 Current Residence: UNKNOWN TO: UNKNOWN SPOUSE OF SPYRI-DON J. PARAVALOS Last Known Address: 4005 Kibler Ln.

Holiday, FL 34691 Last Known Address: 673 Lander Dr., Cleveland, OH 44143 Current Residence: UNKNOWN

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

LOT 929-G, BUENA-VISTA LUL-LABY GARDENS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 8, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before MARCH 11TH, 2024, within a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the

Public Information Dept., Pasco County Government Center, 7530 New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev; (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 transporta-tion to court should contact their local public transportation providers for information regarding transpor-

PASCO COUNTY

WITNESS my hand and the seal of this Court this February 1, 2024

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) 2023CA003622CAAXWS 02-01-2024 11:25 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003622CAAXWS 02-01-2024 11:25 AM

Deputy Clerk: Haley Joyner MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,

210 N. University Drive, Suite 900 Coral Springs, FL 33071 24-00188P February 9, 16, 2024

## SECOND INSERTION SECTION I, TOWNSHIP 24

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. 2024CA000087CAAXWS SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY RIZZA, DECEASED, et. al.

**Defendant(s),**TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DORO-THY RIZZA, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: TRACT 1724, OF THE UNRE-CORDED PLAT OF HIGH-LANDS IX, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SOUTH, RANGE 17 EAST, PAS-CO COUNTY, FLORIDA: GO THENCE NORTH 89°50'23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION I, A DISTANCE OF 556.51 FEET; THENCE NORTH A DISTANCE OF 97.92 FEET. TO THE POINT OF BEGIN-NING; THENCE CONTINUE NORTH. A DISTANCE OF 227.00 FEET; THENCE NORTH 89°59'52" EAST, A DISTANCE OF 305.34 FEET TO THE IN-TERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 107°43'24": RADIUS OF 60°; TANGENT DISTANCE OF 82.17 FEET; CHORD BEARING AND DISTANCE OF SOUTH 00°51'42" WEST, 96.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.81 FEET; THENCE SOUTH

TOGETHER WITH THAT CER-TAIN 1985 SPRINGER S & S HOMES MOBILE HOME TITLE NUMBERS 0041817307 AND 0041979518, IDENTIFICATION NUMBERS GAFL2AF20344692 AND GAFL2BF20344692 SITU-ATED THEREON.

 $66^{\circ}49^{\circ}22^{\circ}$  WEST, A DISTANCE

OF 330.56 FEET TO THE POINT

OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/11/2024 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint or petition

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

tion services. WITNESS my hand and the seal of this Court at County, Florida, this February 6, 2024

CLERK OF THE CIRCUIT COURT (SEAL) 2024CA000087CAAXWS 02-06-2024 02:46 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CA000087CAAXWS 02-06-2024 02:46 PM Deputy Clerk: Haley Joyner ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-125688

February 9, 16, 2024 24-00215P

## SECOND INSERTION

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

CASE NO .: 2022CA000946CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY F. GURSKE A/K/A JEFFREY FRED GURSKE NKA CHRISTINE MESSIER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of February, 2024, and entered in Case No. 2022CA-000946CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD FRED GURSKE; YUKIKO MATSUBARA GURSKE; JOANNE NESMITH; UN-KNOWN SPOUSE OF JEFFREY F. GURSKE A/K/A JEFFREY FRED GURSKE and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IEFFREY F GURSKE A/K/A JEFFREY FRED GURSKE NKA CHRISTINE MESSIER; are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 18th day of March, 2024, the following described property as set forth in said Final Judgment, to

BEING A PORTION OF LOTS 19 AND 20, BLOCK 2, FOREST HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA, AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN N. 89 DEGREES 38 MIN-UTES 40 SECONDS W., 671.73 FEET ALONG THE NORTH LINE OF SAID SECTION 10, THENCE RUN S. 00 DEGREES 04 MINUTES 30 SECONDS E., 25 FEET TO THE NORTH-EAST CORNER OF BLOCK 2, OF THE AFOREMENTIONED FOREST HEIGHTS SUBDI-VISION; THENCE RUN N. 89 DEGREES 38 MINUTES 40 SECONDS W., 150.0 FEET ALONG THE NORTH LINE OF SAID BLOCK 2 OF FOREST HEIGHTS SUBDIVISION TO THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE AND THE NORTHWEST COR-NER OF LOT 22, BLOCK 2 OF SAID FOREST HEIGHTS SUB-DIVISION; THENCE RUN S. 00 DEGREES 04 MINUTES 30 SECONDS E., ALONG THE EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 280.65 FEET FOR A POINT OF BEGINNING; THENCE N 46 DEGREES 45 MINUTES 49 SECONDS E., 86.71 FEET; THENCE S. 00 DEGREES 04 MINUTES 30 SECONDS E., 52.78 FEET; THENCE S. 46 DE-GREES 45 MINUTES 49 SEC-ONDS W., 86.71 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE; THENCE N. 00 DEGREES 04

MINUTES 30 SECONDS W.,

ALONG SAID EAST RIGHT-OF-WAY LINE OF EAST HART DRIVE, 52.78 FEET TO THE POINT OF BEGINNING.

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

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

disabled transportation services.

Dated this 5th day of February, 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0349 February 9, 16, 2024 24-00214P

#### THIRD INSERTION

NOTICE OF ACTION FOR Esq., of Russell G. Marlowe PA, For-PUBLICATION IN THE CIRCUIT COURT OF THE mer Wife's attorney, whose address is 8520 Government Drive, Suite 1, New SIXTH JUDICIAL CIRCUIT, IN AND Port Richey, Florida 34654, on or be-FOR PASCO COUNTY, FLORIDA fore March 4, 2024, and file the origi-Case No.: 51-2019-DR-004002-ES nal with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, Division: L IN THE FORMER MARRIAGE OF: New Port Richey, Florida 34654, either JEFFREY L. BINGHAM. before service on Former Wife's attorney or immediately thereafter. If you MELODY A. BINGHAM, fail to do so, a default may be entered against you for the relief demanded in

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

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

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

DATED this 30 day of January, 2024. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Remigia Zerillo Deputy Clerk Feb. 2, 9, 16, 23, 2024 24-00176P

#### SECOND INSERTION

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

YOU ARE NOTIFIED that an action for SUPPLEMENTAL PETI-

TION TO PERMIT RELOCATION

WITH MINOR CHILD, has been filed

against you. You are required to serve

a copy of your written defenses, if any,

to this action on Russell G. Marlowe,

Former Husband, and

TO: Jeffrey L. Bingham

Former Wife

CASE NO: 2023CC004339CCAXES WILLOW BEND/PASCO HOMEOWNERS ASSOCIATION.

Plaintiff(s), vs. DEIDRE MURPHY, et al., Defendant(s). TO: DEIDRE MURPHY 1835 Audubon Trail Lutz, FL 33549-9513 TO: UNKNOWN TENANT #1 1835 Audubon Trail Lutz, FL 33549-9513 TO: UNKNOWN TENANT #2

1835 Audubon Trail Lutz, FL 33549-9513 If alive and, if dead, all parties claiming interest by, through, under or against DEIDRE MURPHY, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all parties having or claiming to have any right, title or interest in the

property described herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose on a Claim of Lien has been filed against you on the following real property, lying and being and

situated in PASCO County, FLORIDA more particularly described as follows: Lot 49, WILLOW BEND UNIT B-2, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 110, of the Public Records of Pasco County, Florida. a/k/a 1835 Audubon Trail Lutz, FL

33549-9513

You are required to serve a copy of your written defenses, if any, on BLG Association Law, PLLC, Attorney for Plaintiff, whose address is 301 W. Platt St. #375 Tampa, FL 33606, no later than MARCH 11TH, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

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 Richev, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired.

relief demanded in the Complaint.

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

WITNESS my hand and Seal of this Court this February 1, 2024

As Clerk of said Court  $(SEAL)\ 2023CC004339CCAXES$ 02-01-2024 02:46 PM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CC004339CCAXES 02-01-2024 02:46 PM

Deputy Clerk: Haley Joyner THIS INSTRUMENT PREPARED BY: BLG Association Law, PLLC 301 W. Platt St. #375 Tampa, FL 33606 Telephone: (813) 379-3804 Attorneys for Plaintiff 1835-49

February 9, 16, 2024 24-00182P

## FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY Case No.:

2023CA004560CAAXWS ATL GA BUILDERS, LLC, a Georgia Limited Liability Company, Plaintiff, vs. WILLIAM ATTRIDGE, JR.;

KRISTEN ATTRIDGE; PETER TADDEO: DOUGLAS TADDEO: MARK TADDEO; and SANDRA DUBOIS, Defendants.

TO: WILLIAM ATTRIDGE, JR, whose last known address is: 54 Bryan Avenue, Amityville, New York, 11701.

TO: KRISTEN ATTRIDGE, whose last known address is: 75 Yale Street, Islip, New York, 11751. TO: PETER TADDEO, whose last

known address is: 1096 Nugent enue, Bayshore New York, 11706. TO: DOUGLAS TADDEO, whose last known address is: 1096 Nugent Avenue Bayshore, New York, 11706. TO: MARK TADDEO, whose last

known address is 19 Woodbrooke Drive, Ridge, New York, 11961. TO: SANDRA DUBOIS, whose last known address is 10 Bayshore Road, Bayshore, New York, 11706.

YOU ARE NOTIFIED that an action

to quiet title to the following property located in Pasco County, Florida: LOT 27, BLOCK G, VISTA-

DEL-MAR UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 6, at Page 144, of the Public Records of Pasco County, Florida;

TOGETHER with that certain 1969 FLEE Mobile Home, ID# A33132, Title #14456781, situate

thereupon. has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ., the Plaintiff's attorney, whose address is Beil & Hay, P.A., 12300 U.S. Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR BEFORE FEBRUARY 26TH, 2024

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

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

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

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

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

24-00123P

## SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:15AM and continue until all units are sold. The lien sale is to be held at the online ebsite, 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 # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632 Time: 10:15 AM Sale to be held at vw.storagetreasures.com. 087 - Miller, Donald; 093 - SAEZ, MELINDA; 102 - Berrong, Rebecca; 146 - Johnson, Shannon; 297 - Bevan, Mark; 319 - Spain, Remishia PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571 Time: 10:30 AM Sale to be held at www.storagetreasures.com. 3115 - O'Toole, Mary; C023 - Gundry, Crystal; C026 - Carmichael, Jennifer; C052 - Mayzik, Sharon; C083 - Gundry, Crystal; G023 - santos, Rodrigo; G101 - KING, NICKIRIA; P010 - Ioannou, Allan PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richev, FL 34653, (727) 493-0578 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 11139 - Lamrouex, Tammy; 11155 - Appiah, Rose; 11187 - Reeves, Christofer; 11224 - Green, LaQuana ; 11257 - The Wright Lawn Care LLC Wright, Christopher L; 11267 - Nightingale, Misty; 11281 - Rempert, Mike; 11291 - Faulkner, Christina: 12073 - Coffman, Jason: 12142 - Vidart, Melanie: 12196 - Blanton, Amanda: 12248 - Lerhinan, Michael; 13012 - Dejesus, Elijah; 13034 - MEIER, STEPHANIE; 13039 - pratz, george; 13175 - Cooper, Israel; 13269 - Shihadeh, Gracelyn; B176 - Byrne, Mary; B210 - Brazill, Katelynn; B229 - rivera, Avimael; D128 - Ostojic, Mili; D141 - peters, kara; D144 Douthit, Zachary: D248 - Hamilton, Blake: D259 - faulkner, christina: D280 - Grafton, William: D321 - Hicks, Jacob: D356 -De Jesus, Valentine PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1702 - Russo, Robert: 1720 - Campbell, Christopher: 2203 - Henk, Scott PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL Derengowski, Thomas; A0058-Hogan, Trish; C2019-Hackle, Jesse; D0003-Brianas, Penelope; E1107-Moore, Miles; E1128-Line Moore, Moore, Miles; E1128- Barnes, Kenneth: E1132 - Gil Rodriguez, Omar: E1210 - Rivers, Sharon: E1232 - osorno, Jonathan: E2273 - Shihadeh, Michael David; E2282 - Lodeiro, Natalie; E2315 - Hartman, Robert; E2348 - Peragine, Jessica PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0B001 -Popovich, George; OBO22 - oshaughnessy, Maris; OBO23 - Oblitas, Luis; OC119 - Boykins, Dan; OD041 - Surguy, Calvin; OE054 - Baraz, Álexander; 0E113 - Castrechino, Kenneth; 0E166 - Davidson, Victoria; 0E197 - Hammett, Elton PUBLIC STORAGE #  $26595, 2262 \ US \ Highway \ 19, Holiday, FL \ 34691, (727) \ 605-0911 \ Time: \ 12:15 \ PM \ Sale \ to \ be \ held \ at \ www.storagetreasures.com.$ 008 - Beck, Jim: 008 - Elayne Samartos: 039 - Karantonis, Peter: 078 - Galarza, Zachary: 091 - Morrisson, Aimee: 138 - Meyer, Robert; 150 - Meyer, Robert; 199 - Atkinson, Michael; 271 - Forbes, Kipling; 334 - Alldredge, Christina; 359 - Kahn, Nicholas; 388B - D.I.C.E. Body and bath llc irons, crystal; 452 - Moorehead, Susan; 533 - Creighbaum, Doyle PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM Sale to be held at www.storagetreasures. com. 1084 - Jenkins, Sheri; 1196 - gravel, Christy; 1203 - Coggins, Daniel; 1231 - Reddy, Danielle; 2010 - Hughes, Charolettee; 2016 - Mason, Melissa; 2068 - Keammerer, Joseph; 2145 - Damico, Joseph; 2198 - Blair, Arneasa; 2208 - Bartolomeo, Yvonne; 2227 - Vollen, Debra: 2266 - McNamara, Amy: 3013 - Edwards, Trina Lynn: 3065 - Lowe, Eric: 3078 - thuemler, Johnathan: 3085 - Elliott, Crystal; 3112 - Lyle, Samantha; 3160 - TLC QUALITY MAINTENANCE SOLUTIONS SOLUTIONS, TLC QUALITYMAINTENANCE; 3248 - Vollen, Debra; 3262 - Jeffery, William; 3281 - Arbogast, Donna; 3294 - Carpenter, Gloria; 3326 - Vollen, Debra: 3328 - Vollen, Debra: 3331 - Dowd, Patrick

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

#### SECOND INSERTION

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

CASE No. 2021-CA-001670-CAAX-WS  ${\bf REVERSE\,MORTGAGE\,FUNDING}$ 

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYLS. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED, et. al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021-CA-001670-CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED, et. al., are Defendants, Clerk and Comptroller Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at, WWW. PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 18th day of March, 2024, the following described

property:

LOT 917-G, BUENA - VISTA

LULLABY GARDENS ADDI-TION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, PUB-

LIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

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

DATED this 1st day of February, 2024.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE

100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0994 / NBray February 9, 16, 2024 24-00187P

#### SECOND INSERTION

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

CASE NO.: 2023CA000503 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, VS. THE ESTATE OF WILLIE M. RICHARDSON, DECEASED: et al., Defendant(s).

TO: The Estate of Willie M. Richardson, Deceased

Last Known Residence: Unknown TO: Carol A. McPhail, a/k/a Carol McPhail, Individually and as Personal Representative of the Estate of Willie M. Richardson, Deceased Last Known Residence: 14820 11th

Street Dade City, FL 33523 YOU ARE NOTIFIED that an ac-

tion to foreclose a mortgage on the following property in PASCO County,

WASHINGTON LOT HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 13. PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 11th, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or

NOTICE OF ACTION

IN THE COUNTY COURT OF THE

SIXTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR PASCO

COUNTY, FLORIDA

CASE NO:

2024CC000093CCAXWS

HOMEOWNERS ASSOCIATION,

RUXTON VILLAGE II

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability

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

Dated on January 31st, 2024. As Clerk of the Court (SEAL) By: /s/ Haley Joyner

As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-693B Ref# 6736

SECOND INSERTION

February 9, 16, 2024

#### SECOND INSERTION

**PASCO COUNTY** 

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT  ${\rm IN\,AND\,FOR}$ PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO.:

2023CA003502CAAXWS LAKEVIEW LOAN SERVICING,

Plaintiff, vs. DARLENE KEYES AKA DARLENE J. KEYES, et al, Defendant(s).

UNKNOWN SPOUSE OF BARBARA GREENE

Last Known Address: Current Address: Unknown

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

LOT 1044, BEACON SQUARE, UNIT NINE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 3613 WILTSHIRE DR HOLIDAY FL 34691

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. DUE ON OR BEFORE MARCH 11TH, 2024

This notice shall be published once a

week for two consecutive weeks in the

Business Observer.

\*\*See the Americans with Disabilities

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

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

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

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

WITNESS my hand and the seal of this court on this February 1, 2024

Clerk of the Circuit Court (SEAL) 2023CA003502CAAXWS 02-01-2024 11:14 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA003502CAAXWS

02-01-2024 11:14 AM

Deputy Clerk: Haley Joyner Albertelli Law P.O. Box 23028

Tampa, FL 33623 - 22-003071

 $February\,9,16,2024$ 24-00224P

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 2023CA003867CAAXES

Union Home Mortgage Corp., Plaintiff, vs. Shawn Thomas Meek a/k/a Shawn

Meek. Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003867CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Union Home Mortgage Corp. is the Plaintiff and Shawn Thomas Meek a/k/a Shawn Meek are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00 AM on the 19th day of March, 2024, the following described property as set forth in said

Final Judgment, to wit: LOTS 9, 10, AND 11, BLOCK 140, CITY OF ZEPHYRHILLS, AC-CORDING TO THE PLAT OF COUNTY, FLORIDA.

PUBLIC RECORDS OF PASCO

THE TOWN OF ZEPHYRHILLS, THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, OF THE TAX ID: 11-26-21-0010-14000-

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 2nd day of February, 2024

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00887 February 9, 16, 2024 24-00183P

## 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. 2023CA000407CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLADYS HERNANDEZ, DECEASED, et. al. Defendant(s),

TO: EVELYN HERNANDEZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

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

LOT 273 OF HILLANDALE, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 66 AND 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before MARCH 11TH 2024 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this February 1, 2024

BY: (SEAL) 2023CA000407CAAXWS 02-01-2024 11:45 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2023CA000407CAAXWS 02-01-2024 11:45 AM Deputy Clerk: Haley Joyner

CLERK OF THE CIRCUIT COURT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  $February\,9,16,2024$ 24-00189P SECOND INSERTION

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

CASE NO.: 2017-CA-000048 ROUNDPOINT MORTGAGE SERVICING CORPORATION, Plaintiff, v. JORGE L. CASTRO, et al.,

Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 7, 2024, at 11:00 a.m. ET. via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 403, OAK CREEK PHASE THREE, according to the Plat thereof as recorded in Plat Book 65, Pages 85 through 96, inclusive, Public Records of Pasco County, Florida.

Property Address: 6435 Sparkling Way, Wesley Chapel, FL 33545

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

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 1st day of February, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 February 9, 16, 2024 24-00186P

#### SECOND INSERTION

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

Case No. 51-2023-CA-000475 CROSSCOUNTRY MORTGAGE, LLC Plaintiff, vs. BOBBY EARL BRAGG, UNKNOWN SPOUSE OF BOBBY EARL BRAGG,

AND UNKNOWN TENANTS/ OWNERS

Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 13, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 1541, HOLIDAY LAKE ES-TATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known ROXBURY DR, HOLIDAY, FL 34691; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on June 11, 2024 at 11:00 A.M..

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

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

Dated: February 1, 2024 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2220540/RPS February 9, 16, 2024 24-00185F

## SECOND INSERTION

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

CASE No. 2018-CA-001764-CAAX-WS NATIONSTAR MORTGAGE LLC

D/B/A CHAMPION MORTGAGE COMPANY, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUTHANNE PACKARD, DECEASED, et. al.,

Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-001764-CAAX-WS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUTHANNE PACKARD, DECEASED, et al., are Defendants, Clerk and Comptroller Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE. COM, at the hour of 11:00 A.M., on the 11th day of March, 2024, the following described property:

UNIT B. BUILDING 218, AS DESCRIBED IN THE DECLA-RATION OF CONDOMINIUM OF BEACON LAKES CONDO-MINIUM 5-B, RECORDED IN O.R. BOOK 783, PAGES 172-252 AND ADDENDUMS IN O.R.

BOOK 808, PAGE 1229 AND O.R. BOOK 815, PAGE 1325, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, PLAT BOOK 13, PAGES 107-109 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in

FL Stat. 45.032. IMPORTANT

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

DATED this 26th day of January, 2024 GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982  $Email\ 1: Scott.Griffith@gmlaw.com$ Email 2: gmforeclosure@gmlaw.com By: /s/ Scott Griffith Scott Griffith, Esq. Florida Bar No. 26139 36615.0095 / NBray

24-00184P

February 9, 16, 2024

CHECK OUT YOUR LEGAL NOTICES **№** 🖒 Do floridapublicnotices.com

INC., a Florida not-for-profit corporation, Plaintiff, vs. DORA E. HAHN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: DORA E. HAHN

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIMBER LAKE ES-TATES, INC., herein in the following

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

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

or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE MARCH 11TH, 2024

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

portation services. WITNESS my hand and the seal of

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) 2024CC000093CCAXWS 02-05-2024 11:44 AM Nikki Alvarez-Sowles Pasco County Clerk & Comptroller 2024CC000093CCAXWS 02-05-2024 11:44 AM

Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 February 9, 16, 2024 24-00204P

before service on Plaintiff's attorney

this Court on February 5, 2024

Deputy Clerk: Haley Joyner