PASCO COUNTY LEGAL NOTICES

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 08/25/2022 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.

1D7HA18N13S268625 2003 DODG

August 12, 2022 22-01391P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 08/26/2022 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.

1G4CU541924204465 2002 BUICK

August 12, 2022 22-01390P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Lakeshore Ranch Community Development District

The Board of Supervisors (the "Board") of the Touchstone Community Development District (the "District") will hold a public hearing and a meeting on August 31, 2022, at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.lakeshoreranch.net, or may be obtained by contacting the District Manager's office via email at patricia@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to 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 aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager

August 12, 2022 22-01389P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Lakeshore Ranch Community Development District

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting on August 31, 2022, at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.lakeshoreranch.net, or may be obtained by contacting the District Manager's office via email at patricia@breezehome.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Type	Assigned EAU	O&M Assmt per Unit, gross	Total Units	Total O&M Assmt, gross
55	0.85	$2,239.07	236	528,420.73
65	1.00	$2,634.20	253	666,452.87
70	1.05	$2,765.91	50	138,295.56
75	1.15	$3,029.33	132	399,871.72
300	1.15	$3,029.33	1	3,029.33
Total			**672**	**1,736,070.21**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

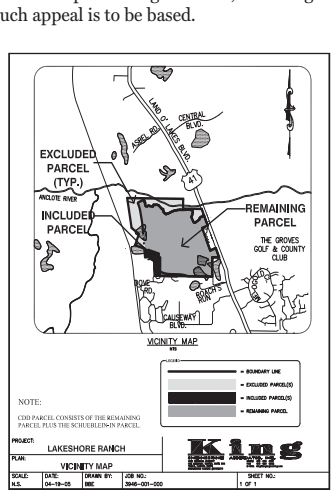
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to 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 aid in contacting the District Manager's office.

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

Patricia Thibault
District Manager



August 12, 2022 22-01398P

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-001101-WS
IN RE: ESTATE OF
JOHN STANLEY WARDACH,
Deceased.

The administration of the estate of John Stanley Wardach, deceased, whose date of death was March 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 August 12, 2022.

Personal Representative:
Marissa Lachele Wardach
15115 Depot Avenue, Apt 200
Odessa, Florida 33556-3939
Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
1805 Cypress Brook Drive
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail:
probate@jherzoglaw.com
August 12, 19, 2022 22-01405P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
22-CP-0000770CPAXWS
IN RE: ESTATE OF
JAMES DOUGLAS VUCINICH,
Deceased.

The administration of the Estate of James Douglas Vucinich, deceased, whose date of death was February 3, 2021, 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 WITHIN 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 August 12, 2022.

Personal Representative:
Janice Vucinich
6 E Street
St. Augustine, Florida 32080
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
August 12, 19 2022 22-01388P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number:
512022CP001032CPAXWS
IN RE: ESTATE OF
Brent Wayne Kirkendall
Deceased.

The administration of the estate of Brent Wayne Kirkendall, deceased, Case Number 512022CP001032CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338.The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 first publication of this notice is August 12, 2022.

Brent Mitchell Kirkendall
Personal Representative
Address: 1808 Sunset Point Road, Apt B
Clearwater, FL 33765
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
August 12, 19, 2022 22-01406P

FIRST INSERTION

Notice of Application for Tax Deed
2022XX000007TDAXXX

NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707291
Year of Issuance: 06/01/2018
Description of Property:
34-24-16-0050-00000-0220
GARDEN TERRACE UNIT 1
PB 7 PG 23 LOTS 22 & 23
Name(s) in which assessed:
JASON BRESEMAN

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.

August 3, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
August 12, 2022 22-01394P

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 Forest Edge Art located at 2930 Suncoast Blend Dr in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2022.
Michael Garcia
August 12, 2022 22-01392P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 000248
Division Probate
IN RE: ESTATE OF
LAVADA B. GIST A/K/A LAVADA BELL ACORD A/K/A LAVADA BELL CASS A/K/A LAVADA B. CASS
Deceased.

The administration of the estate of Lavada B. Gist a/k/a Lavada Bell Acord a/k/a Lavada Bell Cass Tyler a/k/a Lavada B. Cass, deceased, whose date of death was December 20, 2021, 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 WITHIN 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 August 12, 2022.

Roberta Kay Chilcote
Personal Representative
26 E 1000 South
Bunker Hill
Indiana, Indiana 46914
MICHAEL T. HEIDER, CPA
Attorney for Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
10300 49th Street North, Suite 225
Clearwater, Florida 33762
Telephone: (888) 483-5040
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate@heiderlaw.com
August 12, 19, 2022 22-01404P

FIRST INSERTION

Notice is hereby given that NEW PORT RICHEY FL OPCO LLC, OWNER, desiring to engage in business under the fictitious name of NEW PORT RICHEY HEALTH AND REHABILITATION CENTER located at 4927 VOORHEES ROAD, NEW PORT RICHEY, FLORIDA 34653 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.

August 12, 2022 22-01402P

FIRST INSERTION

Notice is hereby given that LOUDI MARIE MYLES, MARJORY DEBRUNE, OWNERS, desiring to engage in business under the fictitious name of GUIDING LIGHT HOME HEALTH AGENCY located at 6465 PADEN WHEEL STREET, ZEPHYRHILLS, FLORIDA 33451 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.

August 12, 2022 22-01400P

FIRST INSERTION

Notice is hereby given that HERITAGE PARK OPERATIONS LLC, OWNER, desiring to engage in business under the fictitious name of DADE CITY HEALTH AND REHABILITATION CENTER located at 980 SYLVAN AVENUE, ENGLEWOOD CLIFFS, NEW JERSEY 07632 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.

August 12, 2022 22-01401P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 29, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0A227 - Ragone, Karen; 0E217 - Walker, Marlene; 0E237 - miller, William

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
1011 - sickler, Robert; 1022 - levine, andrew; 1023 - Douglass, Lance; 1032 - Rivera, Joel; 1038 - Lohr, Jennifer; 1045 - levandowski, Kayla; 1053 - Cruea, Danielle; 1094 - Madore, David; 1115 - Celluzzi, Anthony; 1122 - Madore, David; 1143 - Perez, Sara; 1146 - Palasky, John; 1185 - Kelly, Nelson; 1203 - James, William; 1223 - Murphy, Danyelle; 2008 - Perez, Kasarah; 2024 - Nogueras, Rose; 2178 - Flack-Machuta, Marylynn; 2240 - Perez, Kasarah; 2263 - Madewell, Jacqueline; 3042 - Starling, Thomas; 3088 - Moore, Robert; 3098 - Dudley, Antonio; 3121 - Celluzzi, Anthony; 3195 - Cribaro, Kalliope Z; 3231 - Shaw, Scott; 3235 - Amorino, Albert; 3310 - Sayers, Joshua; 3322 - Sprowl, Travis; 3323 - Bolyard, Brian

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
A0033 - Wooten, Corey; B0023 - Stacy, Shawna; C2020 - Adams, mary; E1136 - Class A Electric LLC Lembo, Mario; E1183 - Long, Christopher; E2273 - Shihadeh, Michael David

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
11057 - West, Ivan; 11166 - Marinec, Desta; 11291 - Faulkner, Christina; 11295 - jones, michael; 11300 - BYRD, DANGELO; 12020 - dilan, Jasmine; 12128 - Nichols, Kenneth Edward; 12169 - Hess, Melinda; 12197 - Kahn, Ed; 12265 - Escuela, Albert; 13034 - MEIER, STEPHANIE; 13059 - Patrick, Cheryl; 13081 - Gieseke, Daniel; 13090 - Swartz, Jason; 13149 - Luquette, Amy; 3077 - perrault, Shane; 3082 - flear, catherine; 3087 - Worsham, Larry; 3102 - Allison, Nicole; 3126 - Sims, Valerie; 3172 - Saldivar, Saul; 3178 - Maske, Alyssa; 3183 - Simmons, Angela; 3409 - Laprova, Gina; 3471 - Burdin, Corey; 3540 - Hassan, Despina; 3549 - hassan, despina

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
021 - Tzimas, Athanasios; 050 - Horn, Janice; 091 - Backus, Rob; 122 - medley, mark; 146 - lynch, John; 153 - Maniatis, Jorden; 199 - Atkinson, Michael; 216 - Knouse, Beverly; 232 - Kurish, Laura; 239 - Lopez, Mark; 248 - Atkinson, Michael; 259 - DiCristo, Toni; 381 - Algarin, Edwin; 407 - Dungan, Bianca; 452 - Moorehead, Susan

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.

August 12, 19, 2022 22-01399P

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 853798 from Lennar Homes, 4600 West Cypress Street, Suite 200, Tampa, FL 33607. Application received: 8/3/2022. Proposed activity: Mass Grading. Project name: New Port Corners Phases 1A & 1B Mass Grade. Project size: 344.50 acres Location: Section(s) 2, 11, Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 12, 2022 22-01410P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1103
IN RE: ESTATE OF
WILLIAM R. MESICK, aka
WILLIAM RICHARD MESICK
Deceased.

The administration of the estate of WILLIAM R. MESICK, also known as WILLIAM RICHARD MESICK, deceased, whose date of death was May 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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: August 12, 2022.

Signed on this 27 day of June, 2022.
LISA M. NOULLET
Personal Representative
821 Liberty Street
Duquesne, PA 15110
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
August 12, 19, 2022 22-01403P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:
512022CP000513CPAXWS
IN RE: ESTATE OF
RYAN ANTHONY JACOBS,
Deceased.

The administration of the Estate of Ryan Anthony Jacobs, deceased, whose date of death was July 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O Box 338, New Port Richey, FL 34656-0338. 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 August 12, 2022.

Personal Representative:
Bonnie Jackson Jacobs
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
August 12, 19, 2022 22-01386P

FIRST INSERTION

NOTICE TO CREDITORS
(Testate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO:
512022CP000538CPAXWS
IN RE: ESTATE OF
BARBARA JO GARNER
(aka: BARBARA GARNER),
Decedent.

The administration of the Estate of Barbara Jo Garner, Deceased, whose date of death was June 14, 2021; Case Number 512022CP000538CPAXWS, 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 date of the Will is June 14, 2021. The name and address of the Personal Representative are Adeline Allen, 8617 Jolly Roger Drive, Hudson, FL 34667, and the name and address of 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 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 August 12, 2022.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
August 12, 19, 2022 22-01387P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10184

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2020CA000585CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4,
Plaintiff, vs.
MICHAEL CLEMENT RUPP A/K/A MICHAEL C. RUPP, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 07, 2022, and entered in 2020CA000585CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4 is the Plaintiff and MICHAEL CLEMENT RUPP A/K/A MICHAEL C. RUPP; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION 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 September 06, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 640, REGENCY PARK, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 50-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7211 BRENTWOOD DR, PORT RICHEY, FL 34668

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

IMPORTANT

AMERICANS WITH DISABILITIES 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 2 day of August, 2022.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-383020 - CaB
August 12, 19, 2022 22-01384P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2021CA001696CAAXWS
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY C. PFEIFER, DECEASED; EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION, INC.; SCOTT PFEIFER; CYNTHIA ANNE KORDISH; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA; CACH, LLC,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 29, 2022, and entered in Case No. 2021CA001696CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1, IS PLAINTIFF AND UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY C. PFEIFER, DECEASED; EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION, INC.; SCOTT PFEIFER; CYNTHIA ANNE KORDISH; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA; CACH, LLC, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.pasco.realforeclose.com at 11:00 a.m. on the 7th day of September, 2022, the following described property as set forth in said Uniform Final Judgment, to wit:

LOT 40, EDGEWOOD OF GULF TRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 41-42 AND AMENDED IN EDGEWOOD OF GULF TRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 140-142, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 4131 Castlewood Drive, Holiday, Florida 34691

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

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

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

Dated: 8/4/22
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 21-400099
August 12, 19, 2022 22-01382P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
LV10160
Business Observer

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Cinematix Films located at 8769 Parsons Hill Blvd, in the County of Pasco, in the City of Wesley Chapel, Florida 33545 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 4th day of August, 2022.
Lemuel Steven Rivera Diaz
August 12, 2022 22-01393P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDA
CASE NO: 22-CC-74
RIVER CROSSING HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
NADIA RAYBURN and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Lot 218, RIVER CROSSING UNIT 7, according to the map or plat thereof as recorded in Plat Book 25, Pages 36-37, of the Public Records of Pasco County, Florida. With the following street address: 5835 Fall River Drive, New Port Richey, Florida, 34655.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on September 7, 2022.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 10th day of August, 2022.
NIKKI ALVAREZ SOWLES
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(collections@associationlawfl.com)
Bar Number 74879
Attorney for Plaintiff River Crossing Homeowners Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 12, 19, 2022 22-01408P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2019CA001275
PINGORA LOAN SERVICING, LLC,
Plaintiff, VS.
KRISTINE A. MCLAUGHLIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT N/K/A SARA MCLAUGHLIN whose name is fictitious to account for parties in possession
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on July 28, 2022 in Civil Case No. 2019CA001275, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PINGORA LOAN SERVICING, LLC is the Plaintiff, and KRISTINE A. MCLAUGHLIN; UNKNOWN TENANT N/K/A SARA MCLAUGHLIN are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on September 7, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, RIVERSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 95, 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. 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, 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 5 day of August, 2022.
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue
Suite 200
Delray Beach, FL 33445
Telephone: (844) 470-8804
Facsimile: (561) 392-6965
By:Digitally signed by Zachary Ullman
Date: 2022-08-05 11:23:57
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1454-595B
August 12, 19, 2022 22-01407P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2020CA000152CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
KAREN K. LUTES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 28, 2022, and entered in 2020CA000152CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and KAREN K. LUTES; PORTFOLIO RECOVERY ASSOCIATES, LLC 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 August 29, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 21 AND 22, BLOCK 20, MOON LAKE ESTATES, UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 10834 LEON STREET, NEW PORT RICHEY, FL 34654

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

IMPORTANT

AMERICANS WITH 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 4 day of August, 2022.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-406272 - CaB
August 12, 19, 2022 22-01383P

FIRST 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. 2022CA001629CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,
Plaintiff, vs.
CARMEN YOUNG AND MARK I. YOUNG, et. al.
Defendant(s),
TO: CARMEN M. YOUNG, and MARK I. YOUNG
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:

LOTS 13 AND 14, BLOCK 189, MOON LAKE ESTATES, UNIT ELEVEN, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGES 141 - 143 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 9-11-22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this AUG 08 2022.

CLERK OF THE CIRCUIT COURT
BY: /s/ Patty Hoogewind
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
mail@rasflaw.com
20-011648
August 12, 19, 2022 22-01409P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: 2022CA000622CAAXWS
BELTWAY CAPITAL LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST RICHARD BLACK, BEACON WOODS CIVIC ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2,
Defendants.
To: All Unknown Heirs Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against Richard Black
Last Known Address: 12812 Ironwood Circle, Hudson, FL 34667
Current Address: 12812 Ironwood Circle, Hudson, FL 34667

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lot 881, BEACON WOODS, VILLAGE 9-D, according to the map or plat thereof as recorded in Plat Book 14, Pages 62-63, Public Records of Pasco County, Florida.

Property Address: 12812 Ironwood Circle, Hudson, FL 34667.

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer. P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice 9-11-22, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

WITNESS my hand and seal of said Court at Pasco County, Florida, this 3 day of August, 2022.

As Clerk of the Court
By: Patty Hoogewind
Deputy Clerk

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER, P.A.
12 SE 7th Street,
Suite 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /S/ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No.: 544906
August 12, 19, 2022 22-01385P

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA CIVIL DIVISION
Case No.: 2022CA001328CAAXE
In re
HYPERION HOMES, LLC
Plaintiff(s), vs.
LISA SAPP, UNKNOWN SPOUSE OF LISA SAPP, FUNDING RUSH, INC. AND WESLEY POINTE HOMEOWNERS ASSOCIATION INC.
Defendant(s).
To: Lisa Sapp
Last Known Address:

YOU ARE NOTIFIED that an action to foreclose the following described land in Pasco County, Florida: Lot 40, Wesley Pointe, Phases 2 and 3. According to the Plat thereof, as recorded in Plat Book 38, Pages 27-29 of the Public Records of Pasco County Florida. Parcel Identification Number 06-26-20-0070-00000-0400 has been filed against you and you are required to serve a copy of your written defenses, if any, to Angela C. Mason-Reimer, Esquire, AMR Law Firm, P.A., Plaintiff's Attorney, whose address is PO Box 340180, Tampa, FL 33694, on or before 9-11-22 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 relief demanded in complaint.

Within 20 days after service of the summons on the defendant, exclusive of the day of service, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against the defendant 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 Human Rights Office, 38020 Meridian Avenue, Dade City, FL 33525, (352) 523-5050 ext. 404 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time 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 Business Observer FL.com, at 1970 Main Street, Sarasota, FL 34236, will be used for publishing.

Dated this day of AUG 03 2022.

By: Patty Hoogewind
(SEAL) As Deputy Clerk

Angela C. Mason-Reimer, Esquire,
AMR Law Firm, P.A.,
Plaintiff's Attorney,
PO Box 340180,
Tampa, FL 33694
August 12, 19, 2022 22-01380P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 2022CA001731CAAXES
DIVISION: Y
NewRez LLC d/b/a Shellpoint Mortgage Servicing
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Timothy W. Capehart a/k/a Timothy William Capehart, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Terri Capehart; Cory Capehart; Unknown Spouse of Terri Capehart; Unknown Spouse of Cory Capehart; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Timothy W. Capehart a/k/a Timothy William Capehart, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 78, OF SUNSET ESTATES NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 3 AND 4, PUBLIC RECORDS OF PASCO COUNTY, STATE OF FLORIDA.
more commonly known as 39426 8th Avenue, Zephyrhills, FL 33542.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 9-11-22 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately there after; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of 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 on the 3 day of August, 2022.

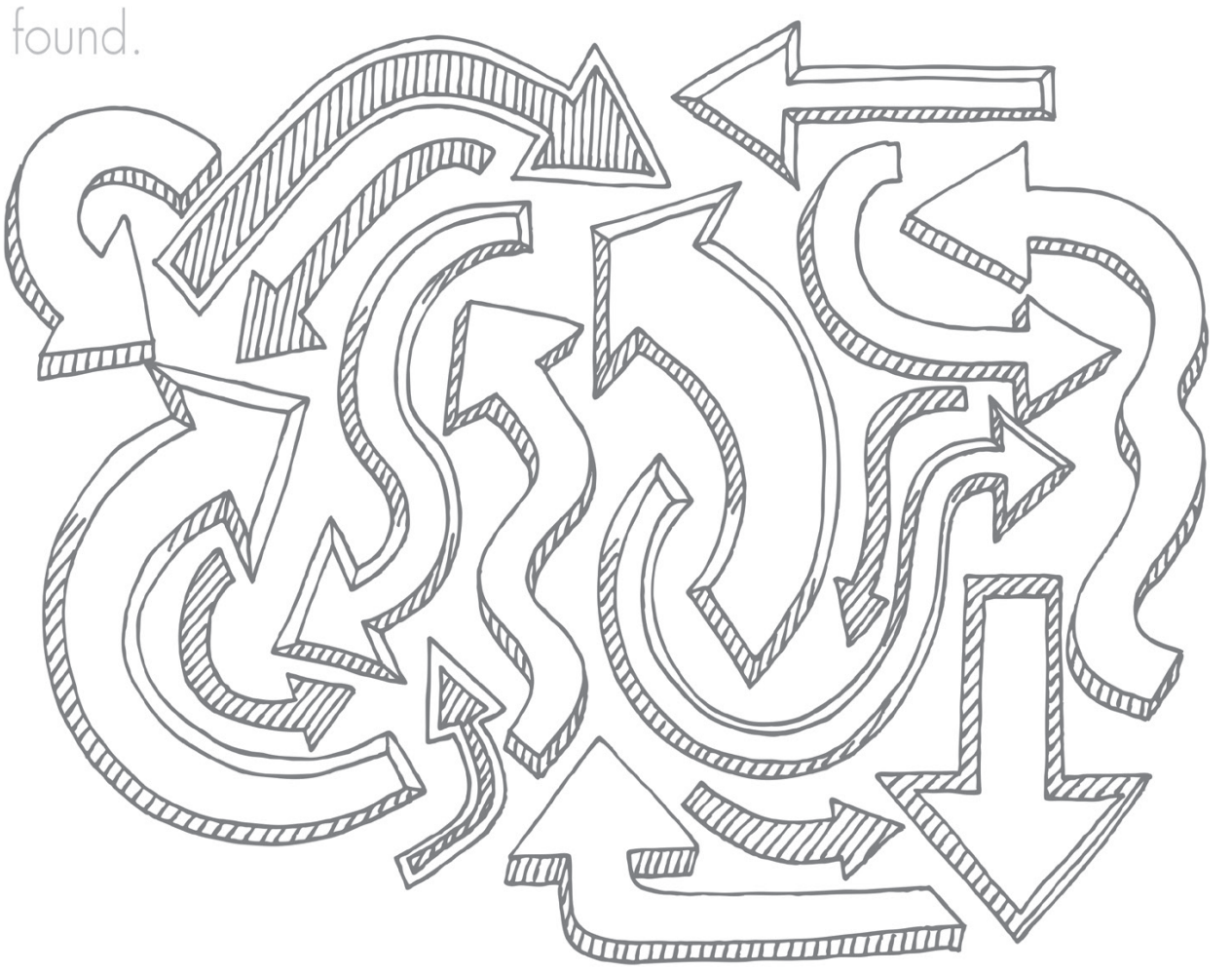
Dated this day of AUG 03 2022.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) By: Patty Hoogewind
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360,
Boca Raton, FL 33431
22-326497 FC01 ALW
August 12, 19, 2022 22-01381P

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.

?

Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.

NEWSMEDIA ALLIANCE

www.newsmediaalliance.org

SP13858

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000029TDAXXX
NOTICE IS HEREBY GIVEN,
That DARVOG PENSION PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1706638
Year of Issuance: 06/01/2018
Description of Property:
35-26-17-0170-00000-0190
LAKE ANNE ESTATES UNREC PLAT LOT 19 DESC AS FOLL:EAST 80 FT OF SOUTH 140 FT OF TRACT 14 OF KEYSTONE PARK COLONY PB 1 PG 64 & 1/27TH INTEREST IN LOT A SUBJECT TO RD R/W OVER NORTH 15 FT THEREOF OR 5184 PG 1292
Name(s) in which assessed:
MICHAEL VINSON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01247P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1023
IN RE: ESTATE OF
FRANK GANDOLFO
Deceased.
The administration of the estate of Frank Gandolfo, deceased, whose date of death was May 2, 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 August 5, 2022.
Personal Representative:
Mischelle D'Angelone
7730 Little Rd. Ste. B
New Port Richey, Florida 34654
Attorney for Personal Representative:
Mischelle D'Angelone, Esq.
Attorney for Petitioner
Florida Bar No.: 0016478
Taylor D'Angelone Law, P.A.
7730 Little Rd. Ste. B
New Port Richey, FL 34654
Telephone: (727) 863-0644
Fax: (727) 255-5350
E-Mail: serve.tdlaw@gmail.com
Secondary E-Mail:
md.tdlaw@gmail.com
August 5, 12, 2022 22-01351P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1197
IN RE: ESTATE OF
MATTHEW CAMERON ALLEN
Deceased.
The administration of the estate of MATTHEW CAMERON ALLEN, deceased, whose date of death was April 17, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and 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 WITHIN 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 August 5, 2022.
Personal Representative:
GARY L. DAVIS
9020 Rancho Del Rio Drive, Suite 101
New Port Richey, Florida 34655
Attorney for Personal Representative:
GARY L. DAVIS, ESQ.
Florida Bar Number: 295833
9020 Rancho Del Rio Drive, Suite 101
New Port Richey, FL 34655
Telephone: (727) 376-3330
Fax: (727) 376-3146
E-Mail:
gary.davis@garyldavislaw.com
Secondary E-Mail:
service@garyldavislaw.com
August 5, 12, 2022 22-01347P

SECOND INSERTION

NOTICE OF SHERIFF'S SALE
Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pinellas County, Florida on the 7th day of January, 2022, in the cause wherein Bombardier Capital, Inc, was Plaintiff, and Raymond F Duford, was Defendant, being case number 02-3601-CI in said Court.
I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Raymond F Duford, in and to the following described property, to wit:
16' 2021 Black DELC Trailer
VIN#5WWBD1627M6011343
I shall offer this property for sale "AS IS" on September 7, 2022, 10:00am or as soon thereafter as possible, at Stepp's Towing - 5711 SR 54, NPR, FL 34652 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.
Hurd, Horvath & Ross, P.A.
8295 North Military Trail
Ste A
Palm Beach Gardens, FL 33410
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Michael Kerr Deputy Sheriff
August 5, 12, 19, 26, 2022 22-01360P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000028TDAXXX
NOTICE IS HEREBY GIVEN,
That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1707808
Year of Issuance: 06/01/2018
Description of Property:
09-25-16-0760-00000-1730
PINELAND PARK UNREC PLAT LOT 173 BEING A POR OF TRACT 39 OF PORT RICHEY LAND COMPANY PB 1 PG 61 LOT 173 DESC AS COM AT NE COR OF TRACT 38 TH N89DG 51' 58"W ALG NORTH LINE OF TRACT 38 743.03 FT TH S00DEG 21' 13"W 220.00 FT TO POB TH N89DEG51' 58"W 50.00 FT TH S00DEG21' 13"W 110.00 FT TH S89DEG51' 58"E 50.00 FT TH N00DEG21' 13"E 110.00 FT TO POB; LESS & EXC EAST 1.00 FT THEREOF; NORTH 25.00 FT SUBJ TO EASEMENT FOR RD R/W & UTILITIES SOUTH 10.00 FT & EAST & WEST 3.00 FT SUBJECT TO DRAINAGE/ UTILITY EASEMENT OR 6903 PG 1114 OR 7253 PG 647
Name(s) in which assessed:
TRUMAN AARON SMITH JR
MARIANNE FALKENBERG
WAYNE FAULKENBERT
MARIANNE HARWOOD
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01246P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP870CPAXES
IN RE: ESTATE OF
OTTO E. SCHUMACHER
Deceased.
The administration of the estate of Otto E. Schumacher, deceased, whose date of death was April 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Point 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 WITHIN 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 August 5, 2022.
Personal Representative
Brenda Doherty
1923 Neptune Drive
Englewood, Florida 34223
Attorney for Personal Representative:
T. Thomas Shirley Attorney
Florida Bar Number: 154581
DUNKIN & SHIRLEY PA
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
August 5, 12, 2022 22-01364P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000021TDAXXX
NOTICE IS HEREBY GIVEN,
That THOMAS LLOYD IV, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1709990
Year of Issuance: 06/01/2018
Description of Property:
06-26-16-0000-00800-0010
COM AT SE COR OF NE1/4 OF SEC TH ALG S BDY OF NE1/4 OF SEC S89DEG46' 57"W 1488.42 FT TH N29DEG06' 15"W 57.11 FT TO N R/W LINE OF GREEN KEY RD FOR POB TH ALG SAID N R/W LINE S89DEG46' 57"W 802.41 FT TH N00DEG13' 03"W 230 FT TH N89DG 46' 57"E 675.52 FT TH S29DEG 06'15"E 262.68 FT (Q1) TO POB; EXC THAT PART (LOTS 1 THRU 8 INCL) OF GIFFORD'S SUBDIVISION PB 5 PG 19 LYING THEREIN OR 6009 PGS 1119-1121 OR 6617 PG 346 OR 8556 PG 2658
Name(s) in which assessed:
SEACOAST NAT BANK
PAUL P ARNOLD
C W BERTRAND
GARY F LIGHTBROWN
CAROL W BERTRAND
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01241P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000030TDAXXX
NOTICE IS HEREBY GIVEN,
That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1707371
Year of Issuance: 06/01/2018
Description of Property:
34-24-16-0130-00000-0480
LAKESIDE WOODLANDS SEC 1 PB 16 PGS 92 & 93 LOT 48 OR 8580 PG 2532
Name(s) in which assessed:
CLAUDE WILKERSON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01248P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1261
IN RE: ESTATE OF
BERYL GRACE ANNIE MULLEN
AKA BERYL MULLEN
Deceased.
The administration of the estate of BERYL GRACE ANNIE MULLEN AKA BERYL MULLEN, deceased, whose date of death was April 7, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's 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 WITHIN 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 August 5, 2022.
Personal Representative
Marc C. Mullen
3863 Sailmaker Lane
Holiday, Florida 34691
Attorney for Personal Representative:
/S/ CHRISTINA KANE
CHRISTINA KANE
Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
August 5, 12, 2022 22-01362P

SECOND INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on August 24th, 2022 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
U-Stor, (United Pasco)
11214 US Hwy 19 North
Port Richey, FL 34668 at 10:00 AM
A827 AC Dominique Gomez
B26 Faith Renninger
B110 Serenity Atyeo
B238 Shawn Francis
R96 Michael Park
Immediately Following at
U-Stor Ridge Rd. 7215 Ridge Rd.
Port Richey, FL 34668
B32 Nakita Kellerman
C59 Thomas Delucco
C77 Spomenka (Sammy) Tomic
E35 Spomenka (Sammy) Tomic
E43 Lenny Urbinek
E95 Krista Rae Meyer
F4 Jacklyn Newell
F292 Brittany Jackson
F318 Anita Cresoe-Sanford
Immediately Following at
U-Stor Zephyrhills 36654 SR 54
Zephyrhills, FL 33541
A41 Harry Smith, Jr.
C95 Gregory Manchester
G14 Taylor McGovern
August 5, 12, 2022 22-01359P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF PASCO
COUNTY STATE OF FLORIDA
PROBATE DIVISION
CASE NO. 2022-CP- 000862
IN RE: THE ESTATE OF
IRENE TSURUKO MIYAMOTO
Deceased.
The Administration of the Estate of IRENE TSURUKO MIYAMOTO. deceased, whose date of death is March 30, 2022, who died at a nursing facility located at Grand Villa of New Port Richey, Florida 34653., and whose residence was at 3717 River Oaks Court, New Port Richey, Florida 34653 whose social security number is xxx-xx--3103, is pending in the 6th 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 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN 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 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 August 5, 2022.
Personal Representative
Joseph Miyamoto,
10815 Hachita Drive
Port Richey, Florida 34668
Attorney for Personal Representative:
Debra D. Newman
10530 Mira Vista Drive
Port Richey. FL 34668
Florida bar No. 0297641
August 5, 12, 2022 22-01363P

OFFICIAL **COURTHOUSE** WEBSITES:
MANATEE COUNTY: manateeclerk.com | **SARASOTA COUNTY:** sarasotaclerk.com
CHARLOTTE COUNTY: charlotte.realforeclose.com | **LEE COUNTY:** leeclerk.org
COLLIER COUNTY: collierclerk.com | **HILLSBOROUGH COUNTY:** hillsclerk.com
PASCO COUNTY: pasco.realforeclose.com | **PINELLAS COUNTY:** pinellasclerk.org
POLK COUNTY: polkcountyclerk.net | **ORANGE COUNTY:** myorangeclerk.com
LV10186
Check out your notices on:
www.floridapublicnotices.com
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP001275CPAXWS
Division I/J
IN RE: ESTATE OF
ROBIN SAMUEL AKA
ROBIN R. SAMUEL
AKA ROBIN RAY SAMUEL
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 ROBIN SAMUEL aka ROBIN R. SAMUEL aka ROBIN RAY SAMUEL, deceased, File Number 512022CP001275CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was June 11, 2022; that the total value of the estate is $50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
LYNN SAMUEL
8843 Harvey Lane
Port Richey, FL 34668

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 BARRED.

The date of first publication of this notice is August 5, 2022.

Person Giving Notice:
LYNN SAMUEL
8843 Harvey Lane
Port Richey, Florida 34668
Attorney for Person Giving Notice
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
August 5, 12, 2022 22-01350P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512022CP001079CPAXWS
Division I/J
IN RE: ESTATE OF
DELROY G. MURRAY
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 DELROY G. MURRAY, deceased, File Number 512022CP001079CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was April 3, 2022; that the total value of the estate is $6,145.87 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
ROBERT MURRAY
2921 159th Street
Flushing, NY 11358
EDWARD MURRAY
55 Primrose Lane
Kings Park, New York 11754
MAUREEN HAWES
NKA MAUREEN MURRAY
4376 167th Street
Flushing, New York 11358
KEVIN MURRAY
4376 167th Street
Flushing, New York 11358
ARLENE A. MURRAY
AKA ANGELA MURRAY
4376 167th Street
Flushing, New York 11358

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 BARRED.

The date of first publication of this Notice is August 5, 2022.

Person Giving Notice:
ROBERT MURRAY
2921 159th Street
Flushing, New York 11358
Attorney for Person Giving Notice:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN &
ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen.leone@gmail.com
August 5, 12, 2022 22-01348P

SECOND INSERTION

NOTICE OF ACTION
OF FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE: 2022-CC-001392
GULF HARBORS
CONDOMINIUM, INC., a
not-for-profit Florida corporation,
Plaintiff,
vs.
TIMOTHY T SWEENEY;
UNKNOWN SPOUSE OF
TIMOTHY T SWEENEY; AND
UNKNOWN TENANT(S),
Defendant.

TO: TIMOTHY T SWEENEY

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

Lot No. 103, Building G, GULF HARBORS CONDOMINIUM SECTION EIGHT, according to the Declaration of Condominium recorded in Official Records Book 463, Page 531, and all amendments thereto, and as recorded in Condominium Plat Book 10, Page 58, as amended, of the Public Records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: 5123 Topaz Lane, Unit 103, New Port Richey, FL 34652

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 27 day of July, 2022.

NIKKI ALVAREZ-SOWLES
Circuit and County Courts
By: Alexandra Granone
Deputy Clerk
August 5, 12, 19, 26, 2022
22-01343P

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

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 August 23, 2022, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line August 12, 2022, at 6:00am and ending August 23, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit
Robert Gibson G057
Elizabeth Bustamante G034
Linda L Hopkins G013
Steven L Melvin E023
Megan N Spence C094
Susan Whalen A043

August 5, 12, 2022 22-01370P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA.
CASE No. 2015CA001785CAAXWS
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1,
PLAINTIFF, VS.
THOMAS J. BUYEA, ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 9, 2022 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on August 29, 2022, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 11, THE GLEN AT RIVER RIDGE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 24, Page 8-10, Public Records of Pasco County, Florida

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Tromberg Law Group, P.A.
Attorney for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
/s/ Marlon Hyatt, Esq.
FBN: 72009
Our Case #: 18-000367-FIH
August 5, 12, 2022 22-01361P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO. 2022CA001539CAAXES
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF YOUSSEF SEOUD, DECEASED, ET AL.
Defendants.

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF YOUSSEF SEOUD,
Current Residence Unknown, but whose last known address was: 3012 SUNCOAST PLAINS DR, ODESSA, FL 33556
-and-
ANTHONY SEOUD,
Current residence unknown, but whose last known address was: 6725 OLD MAIN ST, NEW PORT RICHEY, FL 34653

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

LOT 1, BLOCK 25, SOUTH BRANCH PRESERVE PHASES 2B AND 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGES 70 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiffs attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9-4-22 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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.

WITNESS my hand and seal of the Court on this 28 day of July, 2022.

Nikki Alvarez-Sowles, Esq. - AES
Clerk of the Circuit Court
By: /s/ Patty Hoogewind
Deputy Clerk
1000007913
August 5, 12, 2022 22-01340P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.
2019CA003119CAAXWS
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTARHOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1,
Plaintiff, vs.
UNKNOWN HEIRS OF WILLIAM GEORGE, ET AL.
Defendants

To the following Defendant(s):
BRENDA GEORGE
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: 16104 JETSON DR., SPRING HILL, FL 34610

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

LOT 957, JASMINE LAKES, UNIT 6-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY,FLORIDA.
A/K/A 7925 LOTUS DRIVE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 8/25/22, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 28 day of July, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK OF COURT
By Alexandra Granone
As Deputy Clerk
PHH4721-17/ng
August 5, 12, 2022 22-01346P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale for monies owed on vehicle repair and storage cost. 10/03/22 at 10:00 am Sunset Landing Marina INC 5115 Sunset Blvd Port Richey, FL 34668
2002 ANG ANGJ0045C202
JUNIOR ANGEL MATIAS.
August 5, 12, 2022 22-01371P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2021-CC-004664
CAROLYN KELSEY AS SUCCESSOR TRUSTEE UNDER THE RICHARD H. CLINE TRUST DATED MAY 1, 2020,
Plaintiff, v.
SHAN L HIMMELEIN; BUENA VISTA CIVIC COUNCIL, INC., a Florida corporation; UNKNOWN TENANT #1; AND UNKNOWN TENANT #2; the names being fictitious to account for parties in possession
Defendants.

NOTICE IS GIVEN that, pursuant to an Amended Uniform Final Judgment of Foreclosure dated the 13th day of July 2022, in Case No. 2021-CC-004664, of the Circuit Court of Pasco County, Florida, in which SHAN L. HIMMELEIN; BUENA VISTA CIVIC COUNCIL, INC., a Florida corporation; UNKNOWN TENANT #1; AND UNKNKOWN TENANT #2; the names being fictitious to account for parties possession are the Defendants, will sell to the highest and best bidder in an online sale at www.pasco.realforeclose.com, in Pasco County, Florida at 11:00 a.m. on 15th day of August, 2022 the following described property set forth in the Order of Final Judgment:

Lot 348, BUENA VISTA SECOND ADDITION, according to map or plat thereof as recorded in Plat Book 4, Page 108, of the Public Records of Pasco County, Florida
Parcel ID #:
31-26-16-0170-00000-3480
Commonly known as: 1939 Hoyle Dr., Holiday, FL 34691

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 csgamiller1@yahoo.comyour 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."

Attorney for Plaintiff:
Daniel Bonardi, Esquire
BROWN & ASSOCIATES LAW & TITLE, P.A.
4200 4th Street North, Suite F
St. Petersburg, FL 33703
courtdocuments@brownalt.com
(727) 325-2001
FBN: 1027977
August 5, 12, 2022 22-01375P

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.
2018CA003322CAAXES
PHH Mortgage Corporation,
Plaintiff,
vs.
Melvin Barrios a/k/a Melvin S. Barrios, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios 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 21st day of September, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 19, OF FOX RIDGE, PHASE TWO, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 28th day of July, 2022.

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
/s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F02701
August 5, 12, 2022 22-01339P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2022CA000683CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2019-2,
Plaintiff, vs.
ROBERT VENDURA; JENNIFER VENDURA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 28, 2022, entered in Civil Case No.: 2022CA000683CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2019-2, Plaintiff, and ROBERT VENDURA; JENNIFER VENDURA, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 7th day of September, 2022, the following described real property as set forth in said Judgment, to wit:

LOT 254, SEA RANCH ON GULF FOURTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

Dated: August 2, 2022
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
21-49265
August 5, 12, 2022 22-01366P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000032TDAXXX
NOTICE IS HEREBY GIVEN,
That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1700359
Year of Issuance: 06/01/2018
Description of Property:
27-23-21-0000-06200-0050
COM PT ON SOUTH LINE SECTION 27 AT INTERSECTION OF CTR LINE SURVEY OF SR 23 AKA HWY 301 TH ALG CTR LINE SURVEY & CENTER- LINE OF SOUTH BOUND TRAFFIC LANE N14DEG 07'00"E 671.50 FT TH N66DEG 28'00"W 267.68 FT FOR POB TH N16DEG 12'00"E 422.70 FT TH N18DEG 58'30"W 4.19 FT TH N89DEG 55'43"W 155.59 FT TH S14DEG 07'00"W 559.51 FT TH N52DEG 56'10"E 219.90 FT TO POB TOGETHER WITH EASEMENTS OVER NORTH 20 FT OF EAST 160 FT OF SE1/4 OF SE1/4 & NORTH 20 FT OF SW1/4 OF SW1/4 WEST OF US 301 ALSO TOG WITH EASEMENT PER OR 3434 PG 1379 OR 9304 PG 1287 OR 9370 PG 2623 OR 9677 PG 2478
Name(s) in which assessed:
SERGIO CONTRERAS
RUBEN CONTRERAS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01249P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2017CA000702CAAXWS
THE BANK OF NEW YORK MELLON , F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17,
Plaintiff, vs.
BRENT D. DEGEORGE, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2018, and entered in 2017CA000702CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON , F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the Plaintiff and BRENT D. DEGEORGE; JANE L. DEGEORGE 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 August 24, 2022, the following described property as set forth in said Final Judgment, to wit:
LOT 143, HOLIDAY HILL ESTATES, UNIT FOUR, ACCORDING TO THE PLAT OR MAP RECORDED THEREOF IN PLAT BOOK 11, PAGES 55-56, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 10914 QUEENS RD, PORT RICHEY, FL 34668
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 2 day of August, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
16-222130 - CaB
August 5, 12, 2022 22-01368P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2020CA002862CAAXWS
FINANCE OF AMERICA REVERSE 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 BENJAMIN MAZZARELLA, DECEASED, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2022, and entered in 2020CA002862CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN MAZZARELLA A/K/A BENJAMINE MAZZARELLA, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SHADOW RIDGE HOMEOWNERS' ASSOCIATION, INC.; BENJAMIN MAZZARELLA; BERNADETTE MAGUIRE; EMILIA HAAS 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 August 24, 2022, the following described property as set forth in said Final Judgment, to wit:
LOT 316 SHADOW RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGES 136 AND 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 12813 KELLYWOOD CIRCLE, HUDSON, FL 34669
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 2 day of August, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
20-052722 - DaV
August 5, 12, 2022 22-01367P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-937-WS
IN RE: ESTATE OF RICHARD E. SEITZ, a/k/a RICHARD EARL SEITZ,
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 Richard E. Seitz, a/k/a Richard Earl Seitz, deceased, File Number 2022-CP-937-WS, by the Sixth Judicial Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was March 16, 2022; that the total value of the estate is approximately $19,300.00; and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Jeffery Earl Seitz
1239 Harleyford Road
Woodridge, IL 60517
Daniel R. Seitz
5450 Sullivan Pass
Lake In The Hills, IL 60156
Kristine A. Seitz
1823 Foxboro Court
Oldsmar, FL 34677
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 BARRED.
The date of first publication of this notice is August 5, 2022.
Jeffery Earl Seitz
Petitioner/Person Giving Notice
/s/ Ian C. White
Ian C. White
Florida Bar No. 498051
Ausley McMullen
P.O. Box 391 (32302)
123 South Calhoun Street
Tallahassee, Florida 32301
Telephone: (850) 224-9115
Facsimile: (850) 222-7560
Email: iwhite@ausley.com
August 5, 12, 2022 22-01349P

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2019CA001798CAAXWS
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR5,
Plaintiff,
vs.
NANCY WILSON; CHARLES WILSON; TD BANK USA, NATIONAL ASSOCIATION,
Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 1, 2022, and entered in Case No. 2019CA001798CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR5, is Plaintiff and NANCY WILSON; CHARLES WILSON; TD BANK USA, NATIONAL ASSOCIATION, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.pasco.realforeclose.com at 11:00 a.m. on the 29th day of September, 2022, the following described property as set forth in said Uniform Final Judgment, to wit:
LOT 436, SEVEN SPRINGS HOMES, UNIT THREE-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 7305 Mitchell Ranch Road, New Port Richey, Florida 34655
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 7/28/22
McCabe, Weisberg & Conway, LLC.
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-400962
August 5, 12, 2022 22-01344P

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. 2018CA000407CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
LEONARD PATRICK HILL AND TRACY ANN HILL, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY 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 August 23, 2022, the following described property as set forth in said Final Judgment, to wit:
LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 1824 WINSLOE DRIVE, TRINITY, FL 34655
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 2 day of August, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
17-122909 - CaB
August 5, 12, 2022 22-01369P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA001110CAAXE
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
JOEL A. LOCKE ET AL.,
DEFENDANTS.
TO: UNKNOWN SPOUSE OF JOEL A. LOCKE
Last Known Address: 5029 GALAXY DR, NEW PORT RICHEY, FL 34652
Current Residence: UNKNOWN
TO: ROBERT SHIVER
Last Known Address: 4245 GRAND BOULEVARD, NEW PORT RICHEY FL 34652
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 47, GROVE PARK UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 96, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 9-4-22, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER C/O FLA) 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 Notice of Action 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.
WITNESS my hand and the seal of this Court on this AUG 03 2022 day of 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
By: Patty Hoogewind
As Deputy Clerk
22FL373-0560
August 5, 12, 2022 22-01377P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-2590
TIMBER LAKE ESTATES, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
ESTATE OF JESSIE WALKER BARNETT, JR., ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:
Parcel 68, TIMBER LAKE ESTATES, a Condominium, Phase I, and the undivided percentage of interest or share in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Record Book 1369, Pages 484-537, and amended in Official Record Book 1372, Pages 598-602, and thereby supplemented by Official Record Book 1468, Page 133, and all amendments thereto, and the Plat thereof recorded in Condominium Plat Book 1, Pages 33-36, of the Public Records of Pasco County, Florida; and all future amendments and/or supplements thereto.
Together with a 1985 OAKS mobile home ID#32620237AU & 32620237BU.
With the following street address:
34341 Country Breeze Avenue, Wesley Chapel, Florida, 33543.
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 25, 2022.
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 within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 28th day of July, 2022.
NIKKI ALVAREZ SOWLES
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(collections@associationlawfl.com)
Bar Number 74879
Attorney for Plaintiff Timber Lake Estates, Inc.
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 5, 12, 2022 22-01341P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022CA001638CAAXES
WELLS FARGO USA HOLDINGS INC.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARIE A. GARCIA A/K/A MARIE ANNA GARCIA, DECEASED, ET AL.
Defendants.
TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF MARIE A. GARCIA A/K/A MARIE ANNA GARCIA, DECEASED,
Current Residence Unknown, but whose last known address was:
8320 SANDEN DR, WESLEY CHAPEL, FL 33545-2145
-and-
UNKNOWN TENANT 1
Whose current residence is: 8320 SANDEN DR, WESLEY CHAPEL, FL 33545-2145
-and-
UNKNOWN TENANT 2
Whose current residence is: 8320 SANDEN DR, WESLEY CHAPEL, FL 33545-2145
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida, to-wit:
LOTS 3, 4, 5, 8, 9 AND 10 BLOCK F32, LAKESIDE ESTATES SUBDIVISION, UNIT 1, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 17, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9-4-22 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 petition.
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.
WITNESS my hand and seal of the Court on this 2 day of August, 2022.
Nikki Alvarez-Sowles, Esq. - AES
Clerk of the Circuit Court
(SEAL)
By: Patty Hoogewind
Deputy Clerk
eXL Legal, PLLC,
Plaintiff's attorney
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
1000007925
August 5, 12, 2022 22-01365P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000019TDAXXX
NOTICE IS HEREBY GIVEN,
That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1705673
Year of Issuance: 06/01/2018
Description of Property:
09-25-17-0020-00500-0160
MOON LAKE NO 2 MB 4 PG 74 LOTS 16 & 17 BLK 5 RB 835 PG 1235
Name(s) in which assessed:
MARCIA LOUISE SCHLAUD
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01239P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000022TDAXXX
NOTICE IS HEREBY GIVEN,
That THOMAS LLOYD IV, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1709248
Year of Issuance: 06/01/2018
Description of Property:
30-25-16-0000-00800-0000
A STRIP 83.1 FT WIDE EXTD FROM E TO W BOUNDRY OF GVT L 1 N BOUNDRY OF WHICH IS 997.2 FT S OF N BOUNDRY OF GOVT LOT 1 DB 128 PG 304
Name(s) in which assessed:
NELLIE H ONEILL
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01242P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000025TDAXXX
NOTICE IS HEREBY GIVEN,
That BUFFALO BILL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1710441
Year of Issuance: 06/01/2018
Description of Property:
14-26-16-007A-00000-0840
WOOD TRAIL VILLAGE UNIT 2A PB 23 PGS 25-28 LOT 84 OR 1379 PG 285
Name(s) in which assessed:
ESTATE OF LEROY QUICK
DONALD WEISS ET AL
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01244P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000023TDAXXX
NOTICE IS HEREBY GIVEN,
That CAROL A OR ROGER A RASHID,, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1710256
Year of Issuance: 06/01/2018
Description of Property:
08-26-16-0550-00000-0CE0
RICHEY MEDICAL PLAZA A PROFESSIONAL CONDOMINIUM CB 6 PGS 34-38 COMMON ELEMENTS
Name(s) in which assessed:
RICHEY MEDICAL PLAZA
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01243P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000020TDAXXX
NOTICE IS HEREBY GIVEN,
That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1705737
Year of Issuance: 06/01/2018
Description of Property:
09-25-17-0040-05000-0090
MOON LAKE ESTATES UNIT 4 PB 4 PGS 79-80 LOTS 9 & 10 BLK 50 OR 6555 PG 1150
Name(s) in which assessed:
RIGOBERTO OLMO
ZAIRA OLMO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01240P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000027TDAXXX
NOTICE IS HEREBY GIVEN,
That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1711738
Year of Issuance: 06/01/2018
Description of Property:
32-26-16-0010-00F00-0151
DIXIE GROVE ESTATES PB 6 PG 27 THE SOUTH 1/2 OF LOT 14 & THE NORTH 20.00 FT OF LOT 15 IN BLOCK F OR 3451 PG 1175 OR 4279 PGS 427-429
Name(s) in which assessed:
ESTATE OF JANICE E BRADY
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on August 25, 2022 at 10:00 am.
July 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
July 22, 29; August 05, 12, 2022
22-01245P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA001479CAAXE
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
CHERYL GONZALEZ A/K/A CHERYL MAE GONZALEZ ET AL., DEFENDANTS.
TO: LUKE GONZALEZ
Last Known Address: 7238 BRIDGEVIEW DR, WESLEY CHAPEL FL 33545
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 17, BLOCK 2, WATERGRASS PARCEL "A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGE 73, IN 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 9-4-22, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER C/O FLA) 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 Notice of Action 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.
WITNESS my hand and the seal of this Court on this AUG 03 2022 day of 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
By: Patty Hoogewind
As Deputy Clerk
22FL373-0778
August 5, 12, 2022 22-01376P

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. 2020CA000344CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REGINA KIMMEL, DECEASED, et al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF REGINA KIMMEL, 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:
LOT 657-A, MILLPOND ESTATES SECTION TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 12 THRU 16 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 9-4-22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this AUG 03 2022
CLERK OF THE CIRCUIT COURT
BY: Patty Hoogewind
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, & SCHNEID, PL
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: mail@rasflaw.com
19-409203
August 5, 12, 2022 22-01378P

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 512022DR03844ES
Division: K
Fatima Esra Ornun,
Petitioner,
and
Emin Turemen
TO: Emin Turemen
4946 Mill Pond Rd., Apt 3180
Wesley Chapel, FL 33543
YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Fatima Esra Ornun whose address is 29401 Rose Mallow Rd on or before 8/29/2022, and file the original with the clerk of this Court at 7530 Little Rd., New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided: NONE
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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: JUL 26 2022
CLERK OF THE CIRCUIT COURT
By: /s/ CennieJo Makowski
Deputy Clerk
August 5, 12, 19, 26, 2022
22-01352W

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. 2021CA002733CAAXES
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
MITCHELL KOWALKOWSKI AND ELIZABETH SKUPIEN, HUSBAND AND WIFE, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MITCHELL KOWALKOWSKI, 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:
ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, TO WIT:LOT 2144, UNIT 10 OF THE HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 121, 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 9-4-22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this AUG 03 2022
CLERK OF THE CIRCUIT COURT
BY: Patty Hoogewind
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, & SCHNEID, PL
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: mail@rasflaw.com
19-385521
August 5, 12, 2022 22-01379P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2022CA001114CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs
ESTATE OF MARK MALEK, ET AL.,
Defendant(s)
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARK E. MALEK A/K/A MARK EDWARD MALEK, DECEASED
LKA
2538 EAGLES CREST CT.
HOLIDAY, FL 34691
You are notified that an action to foreclose a mortgage on the following property in Orange County:
LOT 240, KEY VISTA PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 1 THROUGH 13 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, Florida; Case No. 2022-CA-001114AXWS; and is styled LAKEVIEW LOAN SERVICING, LLC vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MARK E. MALEK A/K/A MARK EDWARD MALEK, DECEASED; EDWARD MALEK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK E. MALEK, A/K/A MARK EDWARD MALEK; EDWARD MALEK, AS AN HEIR OF THE ESTATE OF MARK E. MALEK A/K/A MARK EDWARD MALEK; KAREN ROSE, AS AN HEIR OF THE ESTATE OF MARK E. MALEK A/K/A MARK EDWARD MALEK; KEY VISTA MASTER HOMEOWNER'S ASSOCIATION, INC.; WESLEY GIBSON; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION.
You are required to serve a copy of your written defenses, if any, to the action on James P. Harwood, Plaintiffs atto whose address is 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454, on or before 9/6/22, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on 9/6/22 or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
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: 7/28/22
As Clerk of the Court
By: Alexandra Granone
As Deputy Clerk
Quintairos, Prieto, Wood & Boyer, P.A.
Attn: Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211
E-service:
servicecopies@qpwblaw.com
Matter No. FL-000968-22
August 5, 12, 2022 22-01342P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CA000695
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, -vs-
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA LOU CORNELL, DECEASED, ET AL.,
Defendant(s)
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA LOU CORNELL,DECEASED
Last Known Address: 37420 Magnolia Ave Dade City, FL 33523
MADISON NICOLE MIXON
Last Known Address: 37420 Magnolia Ave Dade City, FL 33523
You are notified of an action to foreclose a mortgage on the following property in Pasco County:
LOTS 55, 56 AND 57, AND THE NORTH 1/2 OF FORMER ALLEY SOUTH OF SAME, TUCKER'S ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
37420 Magnolia Avenue,
Dade City, FL 33523
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 2022CA000695; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBRA LOU CORNELL, DECEASED; MICHAEL KEITH MIXON A/KIA MICHAEL K. MIXON(INDIVIDUAL 07/05/2022); STEVEN DUVALL MIXON(INDIVIDUAL 04/12/2022); STUART JAMES MIXON (SUBSTITUTE 04/11/2022); MADISON NICOLE MIXON; UNKNOWN TENANT 1 (INDIVIDUAL 04/13/2022); UNKNOWN TENANT 2(SUBSTITUTE 04/13/2022). You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 9-4-22, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
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 JUL 29 2022
Pasco Clerk of the Circuit Court
As Clerk of Court
By: Patty Hoogewind
As Deputy Clerk
Matter #FL-000069-22
August 5, 12, 2022 22-01345P