PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Mirada Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Mirada Community Development District shall be held at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01657P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
North AR-1 of Pasco Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the North AR-1 of Pasco Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01658P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Union Park East Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Union Park East Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01659P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Lakeshore Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District shall be held at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida. The meeting dates are as follows:

October 11, 2022
November 8, 2022
December 13, 2022
January 10, 2023
February 13, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 15, 2023
September 12, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01655P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Epperson Ranch II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Epperson Ranch II Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01653P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Mirada II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Mirada II Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01656P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Ballantrae Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Ballantrae Community Development District shall be held at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. The meeting dates are as follows:

October 26, 2022
November 23, 2022
December 28, 2022
January 25, 2023
February 22, 2023
March 22, 2023
April 26, 2023
May 24, 2023
June 28, 2023
July 26, 2023
August 23, 2023
September 27, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01651P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Epperson North Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Epperson North Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01652P

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Highland Trails Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Highland Trails Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01654P

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

FIRST INSERTION

Notice of Meetings
Fiscal Year 2022/2023
Zephyr Lakes Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Zephyr Lakes Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023
August 8, 2023
September 5, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Breeze, District Management
September 23, 2022 22-01660P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Commercial activities on 80.20 acres known as Stonebridge.

The project is located in Pasco County, Section(s) S24/T25S/R20E, S19/T25S/R21E. The petitioner is HBWB Development Services whose address is 4065 Cresent Park Drive, Riverview, FL 33578.

The Petition No. is 42046217.000.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

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

September 23, 2022 22-01688P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Bridgewater of Wesley Chapel Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure to govern the operations of the District.

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2021). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2021).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager, at DPFG Management and Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132.

Tish Dobson, District Manager
September 23, 2022 22-01650P

FIRST INSERTION

Notice is hereby given that MOMBER & SON LLC, OWNER, desiring to engage in business under the fictitious name of PASCO/TAMPA HOUSE PAINTING COMPANY located at 12920 1ST ISLE, HUDSON, FLORIDA 34667 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.

September 23, 2022 22-01690P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that DANIEL R. COOK INC, OWNER, desiring to engage in business under the fictitious name of MY OWN HELL located at 10414 FLAGSHIP AVE, PORT RICHEY, FLORIDA 34668 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.

September 23, 2022 22-01661P

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

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that SIMONE F MATTEI, OWNER, desiring to engage in business under the fictitious name of BLUE HERMES MARKETING located at 8530 EAGLE BROOK DR., LAND O' LAKES, FLORIDA 34638 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 23, 2022 22-01662P

FIRST INSERTION

Notice is hereby given that AMBER RAYBURN, OWNER, desiring to engage in business under the fictitious name of SNARK & SALT located at 9916 TRADEWINDS DR, PORT RICHEY, FLORIDA 34668 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.

September 23, 2022 22-01689P

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE
ABANDONED VESSEL
AND TRAILER

A PUBLIC AUCTION WILL TAKE PLACE AT 2033 GRAND BLVD. HOLIDAY, FL 34690 ON OCTOBER 7, 2022 AT 10 AM. THE FOLLOWING PROPERTY WILL BE SOLD:

1977 SEA RAY HIN: 7487M1176240D
FL # 0745CP
DUAL AXLE BOAT TRAILER
VIN: 005093 / GNFU27

THE PROPERTY BEING SOLD WAS OWNED OR HELD ON BEHALF OF JOSEPH GERSICK. THE SALE WILL BE HELD IN THE AMOUNT OF $2,903.00 PLUS COST OF ADDITIONAL EXPENSES OF THE SALE.

THE TERMS OF THE SALE ARE CASH IN LAWFUL MONEY OF THE UNITED STATES, WITH THE SALE GOING TO THE HIGHEST BIDDER IN COMPETITIVE BIDDING. THE PROPERTY MUST BE PAID FOR AND REMOVED BY THE PURCHASER AT THE TIME OF SALE.

A & S AUTO INC.
2033 GRAND BLVD.
HOLIDAY, FL 34690

September 23, 30, 2022 22-01649P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001394CPAXES
IN RE: ESTATE OF MICHAEL D. FITZGERALD, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MICHAEL D. FITZGERALD, deceased, File Number 2022CP001394CPAXES by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523, that the decedent's date of death was February 25, 2022, that the total value of the estate is $3,630, and that the names and addresses of those to who it has been assigned by such Order are:

Name
KIMBERLY ANN FITZGERALD WOOD
10681 190th St.
Lindsay, OK 73052
ROCKY MICHAEL FITZGERALD
13548 SE 33rd Court
Summerfield, FL 34491

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors 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 INSECTION 733.702 OF THE FLORIDA PROBATE CODE. 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: September 23, 2022.

Person Giving Notice:
KIMBERLY ANN FITZGERALD WOOD
10681 190th St.
Lindsay, OK 73052

Attorney for Person Giving Notice:
THEODORE R. SCHOFNER, ESQUIRE
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
Email: info@elderlawattorney.com

September 23, 30, 2022 22-01685P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1508
IN RE: ESTATE OF THERESA DOMANICO Deceased.

The administration of the estate of THERESA DOMANICO, deceased, whose date of death was July 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: September 23, 2022.

Signed on this 25th day of August, 2022.

FRANCES LAUCK
Personal Representative
7835 Fox Hollow Drive
Port Richey, FL 34668

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

September 23, 30, 2022 22-01675P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2022CP001320CPAXWS
IN RE: THE ESTATE OF STEPHEN JOHN LIBERA, JR. A/K/A STEPHEN JOHN LIBERA, Deceased,

The administration of the Estate of Stephen John Libera, Jr. a/k/a Stephen John Libera, deceased, whose date of death was January 4, 2022, File Number 2022CP001320CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILEDWITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 September 23, 2022.

Personal Representative
MATHILDA LEIGH SHAPIRO
820 Mellon Street
Pittsburgh, PA 15206

Attorney for Personal Representative
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryslulaw@gmail.com

September 23, 30, 2022 22-01686P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-915
IN RE: ESTATE OF JEFFERY H. TOBEY Deceased

The administration of the estate of JEFFERY H. TOBEY, deceased, whose date of death was February 24, 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 September 23, 2022.

Personal Representative:
JOYCE HANNASECK
445 Riverside Dr.
Tarpon Springs, FL 34689

Attorney for Personal Representative:
/s/ Michael G. Kouskoutis
Michael G. Kouskoutis
Attorney for Danielle D'Amato
Florida Bar Number: 1003881
623 E. Tarpon Ave.
Tarpon Springs, FL 34689
Telephone: (727) 421-1334
Fax: (727) 937-5453
E-Mail: michael@kouslaw.com
Secondary E-Mail:
transcribe123@gmail.com

September 23, 30, 2022 22-01682P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1555-WS
IN RE: ESTATE OF CHARLOTTE J. LEDESMA aka CHARLOTTE JOYCE LEDESMA Deceased.

The administration of the estate of Charlotte J. Ledesma aka Charlotte Joyce Ledesma, deceased, whose date of death was July 30, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 23, 2022.

Personal Representative:
Dwayne Ledesma
2105 Alexis Court
Tarpon Springs, FL 34689

David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655
dcg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111

September 23, 30, 2022 22-01678P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2022-CP-0843
IN RE: ESTATE OF MARK C. LOVE, Deceased.

The administration of the estate of Mark C. Love, deceased, whose date of death was November 6, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 September 23, 2022.

Personal Representative
Debra M. Love
120 Garrettford Drive
Bethalto, IL 62010

The Hinson Law Firm, P.A.
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative

September 23, 30, 2022 22-01679P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1363-WS
IN RE: ESTATE OF ROBERT J. THOMAS Deceased.

The administration of the estate of Robert J. Thomas, deceased, whose date of death was July 27, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 23, 2022.

Personal Representative:
Richard W. Thomas
32 Byron Avenue
Camberley, Surrey England, GU15 1DP

David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655
dcg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111

September 23, 30, 2022 22-01677P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2020CA000325CAAXES
LONGBRIDGE FINANCIAL LLC,
Plaintiff,
vs.
RONALD E. GODDARD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 20, 2022, and entered in 2020CA000325CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LONGBRIDGE FINANCIAL LLC is the Plaintiff and RONALD E. GODDARD; WOODRIDGE HOA, INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 October 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 90, WOODRIDGE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 59 THROUGH 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 1600 WATERWOOD DRIVE, LUTZ, FL 33559

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 14 day of September, 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
19-406738 - CaB
September 23, 30, 2022 22-01647P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
51-2022-CA-000179 ES
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
LESTER PHILLIPS, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2022 in Civil Case No. 51-2022-CA-000179 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and LESTER PHILLIPS, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of October, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, ELOIAN SUBDIVISION, RECORDED IN PLAT BOOK 17, PAGE 9-11, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH 1984 DREA MOBILE HOME VIN# SSMFLAB80738.

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

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

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
7049401
21-00307-3
September 23, 30, 2022 22-01642P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2019CA001191CAAXWS
PennyMac Loan Services, LLC,
Plaintiff,
vs.
Garry D. Fink, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA001191CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Garry D. Fink; Unknown Spouse of Garry D. Fink; United States of America on behalf of the Secretary of Housing and Urban Development; Capital One Bank (USA), N.A.; Florida Housing Finance Corporation; Thousand Oaks East Phase 5 Homeowner's Association, Inc.; Thousand Oaks Master Association, Inc.; The Unknown Beneficiaries of the 9782 Trumpet Vine Loop Land Trust; The Unknown Beneficiaries of the 9782 TVL Land Trust; Black Point Assets, Inc., as Trustee of the 9782 Trumpet Vine Loop Land Trust; Star Pointe Capital, LLC as Trustee of the 9782TVL Land Trust 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 25th day of October, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 5, IN BLOCK 6, OF THOUSAND OAKS EAST PHASE V PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 1, 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 14th day of September, 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
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F00980
September 23, 30, 2022 22-01639P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA IN AND
FOR PASCO COUNTY PROBATE,
GUARDIANSHIP AND TRUST
DIVISION
UCN: 512022CP001511CPAXES
IN RE: ESTATE OF
MICHAEL COOPER,
DECEASED.

The administration of the estate of Michael Cooper, deceased, whose date of death was June 22, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, UCN: 512022CP001511CPAXES, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the personal representative and the personal representative's attorneys 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 has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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 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.

DATE OF FIRST PUBLICATION of this Notice to Creditors: September 23, 2022.

JAMES ANDREW COOPER
19619 Bellehurst Loop
Land O' Lakes, Florida 34638
Personal Representative
Merritt A. Gardner Florida
Bar No. 2100900
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
September 23, 30, 2022 22-01676P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
22-CP001299CPAXWS
512022CP001299CPAXWS
IN RE: ESTATE OF
ELLA MAY WINNER,
Deceased

The administration of the estate of ELLA MAY WINNER, deceased, whose date of death was June 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 September 23, 2022.

TRISHA HYATT
Personal Representative
9355 Sunshine Boulevard
New Port Richey, FL 34654
Henry J. Kulakowski, Jr.
Attorney for Personal Representative
Florida Bar No. 313742
SPN 00177690
33801 US Highway 19 North
Palm Harbor, FL 34684
Telephone: (727) 787-9100
Email: henry@hjk-law.com
September 23, 30, 2022 22-01683P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
FILE NUMBER
512022-CP-001278CPAXES
IN RE: ESTATE OF
DONALD BROTHERS
DECEASED

The administration of the estate of Donald Brothers, deceased, whose date of death was April 13, 2022, and whose Social Security Number is XXX-XX-7446, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 338, New Port Richey, FL 34656. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, 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 first publication of this Notice is September 23, 2022.

Personal Representative
David Brothers
102229 Count Fleet Drive
Ruskin, FL 33573
Attorney for Personal Representative
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
(813) 634-5566
Florida Bar Number 265853
donald@linskylaw.com
September 23, 30, 2022 22-01684P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001479
IN RE: ESTATE OF
ROBERT FRANCIS AGANS
Deceased.

The administration of the estate of Robert Francis Agans, deceased, whose date of death was July 7, 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 September 23, 2022.

Personal Representative:
Margaret A. Salter
5008 Glenn Drive
New Port Richey, Florida 34652
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
September 23, 30, 2022 22-01680P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP00124CPAXES
IN RE: ESTATE OF
FRANK J. JOVA, JR.
Deceased.

The administration of the estate of FRANK J. JOVA, JR., deceased, whose date of death was October 13, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 September 23, 2022.

Personal Representative:
ADRIANNA JOVA
33658 WILLOW POINT COURT
WESLEY CHAPEL, Florida
33545
Attorney for Personal Representative:
Denise A. Welter, Esquire
Florida Bar Number: 585769
Denise A. Welter, P.A.
2521 Windguard Circle, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 929-7300
E-Mail: daw@jowanna.com
Secondary E-Mail: service@jowanna.com
September 23, 30, 2022 22-01687P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001603-WS
In Re The Estate Of:
COREY ORLANDO DONNELL,
Deceased

The administration of the estate of COREY ORLANDO DONNELL, deceased, whose date of death was December 9, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is September 23, 2022.

KIMBERLEY LAYNE
FIFIELD - PR
LAW OFFICES OF STEVEN K. JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
September 23, 30, 2022 22-01681P

FIRST INSERTION

NOTICE OF ONLINE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO. 2022-CA-406-WS
HARVEY SCHONBRUN, TRUSTEE,
Plaintiff, vs.
TOBY DARON JACOBS and BRANDY LOU ROZIER, husband and wife,
DECEASED,
Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nikki Alvarez-Sowles, Clerk & Comptroller, will sell the property situate in Pasco County, Florida, described as:

Lots 29 and 30, ANCLOTE RIVER ESTATES UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of Pasco County, Florida. TOGETHER WITH that certain 1996 Liberty mobile home with VIN 10L24648, Title #69980446, which is permanently affixed to the real property.

Property Address: 7139 Creek Drive, New Port Richey, FL 34655

in an electronic sale, to the highest and best bidder, for cash, on October 12, 2022 at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110; TDD 1-800-955-8771 via Florida Relay Service; no later than seven days prior to any proceeding.

Dated: September 15, 2022.
Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
1802 North Morgan Street
Tampa, Florida 33602-2328
813/229-0664 phone
September 23, 30, 2022 22-01670P

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

Check out your notices on: **floridapublicnotices.com**

Business Observer
LV10256

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2018-CA-000079-CAAXWS
BANK OF AMERICA N.A.;
Plaintiff, vs.
BLACK POINT ASSETS, INC., A FLORIDA CORPORATION, AS TRUSTEE UNDER THE 12645 VIA PLAZA WAY LAND TRUST DATED AUGUST 1, 2016; ET AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 30, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at https://www.pasco.realforeclose.com, on October 18, 2022, the following described property:

LOTS 13 AND 14, BLOCK 115, MOON LAKE ESTATES, UNIT TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 128 THROUGH 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12645 VIA PLAZA WAY, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 16-02248
September 23, 30, 2022 22-01674P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 51-2014-CA-000443ES
JPMORGAN CHASE BANK, N.A.,
Plaintiff, vs.
Michael Wayne Baker A/K/A Michael Baker A/K/A Michael W. Baker, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 51-2014-CA-000443ES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, N.A. is the Plaintiff and Michael Wayne Baker A/K/A Michael Baker A/K/A Michael W. Baker; Janice Thomas Baker a/k/a Janice Baker a/k/a Janice Thomas-Baker; Ashley Pines Homeowners Association, Inc. 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 24th day of October, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 78, BLOCK 1, ASHLEY PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 88 THROUGH 96, 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 20th day of September, 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
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 15-F06394
September 23, 30, 202 22-01671P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 51-2019-CA-003819CAAXWS
USAA FEDERAL SAVINGS BANK,
Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALISHIA MASON, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2022, and entered in 51-2019-CA-003819CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein USAA FEDERAL SAVINGS BANK 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 ALISHIA MASON, DECEASED; MELODY COOPER 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 October 18, 2022, the following described property as set forth in said Final Judgment, to wit:

SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, BEING KNOWN AS FOLLOWS: LOT 683, LESS THE SOUTH 8 FEET THEREOF, BEACON SQUARE UNIT 7-A, ACCORDINGTO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3615 KIMBERLY OAKS DR, HOLIDAY, FL 34691

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 14 day of September, 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
19-378527 - MaM
September 23,30,2022 22-01646P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 51-2022-CA-001037WS
HOME POINT FINANCIAL,
Plaintiff,
vs.
NASR ANTANIOUS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2022, and entered in 51-2022-CA-001037WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein HOME POINT FINANCIAL is the Plaintiff and NASR ANTANIOUS; TOFFAHA GHOBRIAL; DIGITAL FEDERAL CREDIT UNION; KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.; KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 386, KEY VISTA PHASE 3, PARCELS 12, 14 AND 16, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 43, PAGES 82 THROUGH 90, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address:
2534 WOOD POINTE DR,
HOLIDAY, FL 34691

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 14 day of September, 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
22-008681 - CaB
September 23,30,2022 22-01643P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 October 19, 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 16 day of September, 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
September 23,30,2022 22-01645P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 AND JANE L. 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 October 17, 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 14 day of September, 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 - NiK
September 23,30,2022 22-01644P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2018-CC-001466 WS
LONG LAKE RANCH MASTER ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
IRENE N. RIMUI; UNKNOWN SPOUSE OF IRENE N. RIMUI; AND UNKNOWN TENANT(S),
Defendants.

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

Lot 5, Block 18, of LONG LAKE RANCH VILLAGE 6 PARCEL A, according to the Plat thereof as recorded in Plat Book 71, Page(s) 78 through 81, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 18838 Cornuta Street, Lutz, FL 33558

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

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
September 23, 30, 2022 22-01668P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 51-2019-CA-003875-XXXX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.
MARILEY RAMIREZ VALOR; FLORIDA HOUSING FINANCE CORPORATION; ODRAKIER TORRES MARTINEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 30th day of August 2022, and entered in Case No. 51-2019-CA-003875-XXXX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARILEY RAMIREZ VALOR FLORIDA HOUSING FINANCE CORPORATION ODRAKIER TORRES MARTINEZ UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 17th day of October 2022, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 232, DRIFTWOOD VILLAGE FIRST ADDITION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8708 WOODMONT LN, PORT RICHEY, FL 34668

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

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

Dated this 14th day of September, 2022.

By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
19-03701
September 23, 30, 2022 22-01640P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019CA002512CAAXWS
MTGLQ INVESTORS, L.P.,
Plaintiff,
vs.
THOMAS J. HUND AND TASHA M. HUND, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 13, 2022, and entered in 2019CA002512CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MTGLQ INVESTORS, L.P. is the Plaintiff and THOMAS J. HUND A/K/A THOMAS JAMES HUND; TASHA M. HUND A/K/A TASHA MARIE HUND 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 October 19, 2022, the following described property as set forth in said Final Judgment, to wit:

SITUATED IN THE COUNTY OF PASCO AND STATE OF FLORIDA:

LOT ONE HUNDRED TWENTY (120), LESS THE WEST 5 FEET THEREOF, OF LAKEWOOD VILLAS, UNIT FOUR, SAID LOT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8, AT PAGE 19, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7353 BANNER ST, NEW PORT RICHEY, FL 34653

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

IMPORTANT

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

Dated this 16 day of September, 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
19-281531 - NaC
September 23, 30, 2022 22-01669P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2019-CA-002816 ES
WELLS FARGO BANK, N.A.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THERESA L. CRAIG, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 16, 2022, and entered in Case No. 51-2019-CA-002816 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Theresa L. Craig, deceased, Paradise Lakes Condominium Association, Inc, Patrice Craig, Marjorie Montejo aka Marjorie Cobb, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Ronald J. Craig, deceased, Unknown Spouse of Ronald J. Craig, deceased, Unknown Party#1 N/K/A Henry Ohland, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 17, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

THAT CURTAIN PARCEL CONSISTING OF UNIT 11, BUILDING G, AS SHOWN ON CONDOMINIUM PLAT OF PARADISE LAKES RESORT, CONDOMINIUM PLAT BOOK 20, PAGES 88 THROUGH 94, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED NOVEMBER 16, 1961, IN OFFICIAL RECORDS BOOK 1159, PAGES 1382 THROUGH 1478, AND RECORDED IN OFFICIAL RECORDS BOOK 1160, PAGES 0296 THROUGH 0392 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 1955 ABRICO DR., UNIT 11 BUILDING G, LUTZ, FL 33558

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

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

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

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

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

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

Dated this 14 day of September, 2022.

By: /s/ Charline Calhoun
Florida Bar #16141
Charline Calhoun, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 19-017100
September 23, 30, 2022 22-01666P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2021-CA-000169-WS
FINANCE OF AMERICA REVERSE LLC,
Plaintiff,
vs.
DREAMA ALSLEV, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 16, 2022, and entered in Case No. 51-2021-CA-000169-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Dreama Alslev, Pasco County Utilities, United States of America Acting through Federal Housing Commissioner, Sea Pines Civic Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 17, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 169 OF THE UNRECORDED PLAT OF SEA PINES UNIT SEVEN. A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE RUN ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1,417.42 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 20.25 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 550 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, A DISTANCE OF 823 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 100 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 64 FEET TO THE POINT OF BEGINNING.

A/K/A 8621 LONGBOAT LANE HUDSON FL 34667

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

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

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

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

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

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

Dated this 16 day of September, 2022.

By: /s/ Lynn Vouis
Florida Bar #870706
Lynn Vouis, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 20-012981
September 23, 30, 2022 22-01665P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CA001253CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
v.
SEAN MICHAEL MORIN; NICOLE LYNN NEFF; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 31, 2022 entered in Civil Case No. 2022CA-001253CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and SEAN MICHAEL MORIN and NICOLE LYNN NEFF, are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on October 17, 2022 the following described property as set forth in said Final Judgment, to-wit:.

LOT 281 OF THE UNRECORDED PLAT OF LEISURE HILLS FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE WESTERN 25' THEREOF FOR ROADWAY PURPOSES. SAID PROPERTY LOCATED IN PASCO COUNTY FLORIDA.

TOGETHER WITH A 2018, 60 X 26, WAYNE MODEL, NOBILITY HOMES INC. MOBILE HOME, HUD LABEL NUMBERS FLA 849615 AND 849616, CERTIFICATE OF TITLE NUMBER QMS-62086.

Property Address: 18348 Greensboro St., Spring Hill, FL 34610

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 EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftlrealprop@kelleykronenberg.com
By: Jason M. Vanslette, Esq.
FBN: 92121
File No.: M22125-JMV
September 23, 30, 2022 22-01667P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2021CA002255CAAXES
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.
ASHLEY D. GETTINO AND NICHOLAS GETTINO A/K/A NICHOLAS A GETTINO II, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2022, and entered in 2021CA002255CAAXES 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 ASHLEY D. GETTINO; NICHOLAS GETTINO A/K/A NICHOLAS A. GETTINO II; FLORIDA HOUSING FINANCE CORPORATION; TIERRA DEL SOL HOMEOWNER'S ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 17, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 19, TIERRA DEL SOL PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 70 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address:
9300 WELLSTONE DR,
LAND O LAKES, FL 34638

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 14 day of September, 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
20-016667 - NiK
September 23, 30, 2022 22-01648P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2019-CA-003300-ES
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff,
vs.
KEATHEL CHAUNCEY ESQ. AS TRUSTEE UNDER THE PASCO 9 LAND TRUST, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 13, 2022, and entered in Case No. 51-2019-CA-003300-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust , is the Plaintiff and Maria Pinero, United States of America Acting through Secretary of Housing and Urban Development, Plantation Palm Villas Homeowners Association, Inc., Keathel Chauncey Esq as trustee under the Pasco 9 Land Trust, Unknown beneficiaries of the Pasco 9 Land Trust, Unknown Party#1 N/K/A Therese Engstrom, Unknown Party#2 N/K/A Michael Ladzinski, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 11, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 303 OF PLANTATION PALMS PHASE TWO-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE(S) 125 THROUGH 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 2844 BANYAN HILL LN LAND O LAKES FL 34639

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

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

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

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

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

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

Dated this 15 day of September, 2022.

By: /s/ Justin Swosinski
Florida Bar #96533
Justin Swosinski, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 19-019814
September 23, 30, 2022 22-01663P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2018-CA-003541 ES
REVERSE MORTGAGE FUNDING LLC,
Plaintiff,
vs.
ALFRED G. BENNETT AS TRUSTEE OF THE ALFRED G. AND BETTY J. BENNETT LIVING TRUST DATED MARCH 13, 2001, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 22, 2022, and entered in Case No. 51-2018-CA-003541 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Reverse Mortgage Funding LLC, is the Plaintiff and The Unknown Beneficiaries of the Alfred G. and Betty J. Bennett Living Trust dated March 13, 2001 , The Unknown Successor Trustee of the Alfred G. and Betty J. Bennett Living Trust dated March 13, 2001, Alfred Lavoy Bennett a/k/a Lavoy Bennett, Douglas Simpson, Kristen Bennett, Linda Taylor, Natalie Gossett, Rebecca Norton a/k/a Becky Norton, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Alfred G. Bennett, deceased, United States of America Acting through Secretary of Housing and Urban Development, Unknown Party #1 n/k/a Brenda Spivey, , Mary Harrelson, Rhonda Bozeman, Rosa Crall, Alfred G. Bennett, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 17, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 36, PINE BREEZE COURT, AS RECORDED IN PLAT BOOK 12, PAGE 22, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RIGHT OF WAY FOR FORBES ROAD.

A/K/A 7046 FORBES ROAD, ZEPHYRHILLS, FL 33540

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

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

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

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

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

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

Dated this 14 day of September, 2022.

By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 18-025151
September 23, 30, 2022 22-01664P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO. 2022-CC-02583
WHITBURN, LLC
PLAINTIFF, VS.
HOA PROBLEM SOLUTIONS 5, INC.
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2022, and entered in 2022-CC-002583 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein Whitburn, LLC is the Plaintiff and HOA PROBLEM SOLUTIONS 5, INC., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on October 13, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 52, Block 1, STAGECOACH VILLAGE PARCEL 3, according to the map or plat thereof as recorded in Plat Book 34, Page 120, Public Records of Pasco County, Florida.

Property address: 25516 Seven Rivers Circle, Land O'Lakes, FL. 34639

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

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

Dated this 20th day of September, 2022.

Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL. 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
September 23, 30, 2022 22-01672P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2022CA002138CAAXWS
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ANTHONY S. CAMMARANO A/K/A ANTHONY CAMMARANO, DECEASED; et al.,
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ANTHONY S. CAMMARANO A/K/A ANTHONY CAMMARANO, DECEASED
Last Known Residence: Unknown

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

LOT 1, DUDZIC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 98, 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 ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before October 24, 2022, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 20, 2022.

As Clerk of the Court
By: Katherine Coulson
As Deputy Clerk

ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
1221-4725B
September 23, 30, 2022 22-01691P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2021CA000940CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff,
v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF WILLIAM A. FISHER; KAREN ELIZABETH DEUS, DECEASED, ET AL.
Defendants.

TO: DOUGLAS FISHER A/K/A DOUGLAS WILLIAM FISHER,
Current residence unknown, but whose last known address was: 4407 SUMMERS UN DR, NEW PORT RICHEY, FL 34652-5245

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

UNIT A OF BUILDING NUMBER 3054 AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, RECORDED IN O.R. BOOK 588, PAGES 515-576 INCLUSIVE AND IN PLAT BOOK 11, PAGES 7-11 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THERETO DESCRIBED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

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 10/14/22 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 West Pasco County Judicial Center, 7530 Little Road, New Port Richey, FL 34654, 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 14 day of September, 2022.

Nikki Alvarez-Sowles, Esq. - AWS
Clerk of the Circuit Court
By: Alexandra Granone
Deputy Clerk

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
1000006825
September 23, 30, 2022 22-01641P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2019CA000728CAAXES
BANK OF AMERICA, N.A.
Plaintiff(s), vs.
ORLANDO OSSORIO; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 28, 2022 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of October, 2022 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 89, COUNTRY WALK SUBDIVISION, INCREMENT B, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 12 - 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY SUBSEQUENT AMENDMENTS TO THE AFORESAID.

Property address: 30750 Pumpkin Ridge Drive, Wesley Chapel, FL 33543

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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.

Respectfully submitted,
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlaw.net
Attorney for Plaintiff
September 23, 30, 2022 22-01693P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
Case No.: 2019-CA-000901
AMERICAN MOMENTUM BANK,
Plaintiff, v.
LAPORTE INVESTMENT HOLDINGS, INC. d/b/a SIGN EFFEX, WAYNE M. LAPORTE, KIMBERLY K. LAPORTE, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE, STATE OF FLORIDA, DEPARTMENT OF REVENUE, OREN K. DOWDY, STONEGATE OF PASCO HOMEOWNERS' ASSOCIATION, INC., and UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Partial Summary Final Judgment of Foreclosure (Count V) (the "Final Judgment"), dated April 21, 2022, and the Order Granting Motion to Cancel and Reschedule Foreclosure Sale, dated July 18, 2022, entered in Case No. 2019-CA-000901 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein AMERICAN MOMENTUM BANK is Plaintiff and LAPORTE INVESTMENT HOLDINGS, INC. d/b/a SIGN EFFEX, WAYNE M. LAPORTE, KIMBERLY K. LAPORTE, DEPARTMENT OF TREASURY–INTERNAL REVENUE SERVICE, STATE OF FLORIDA-DEPARTMENT OF REVENUE, OREN K. DOWDY, and STONEGATE OF PASCO HOMEOWNERS' ASSOCIATION, INC. are Defendants, the Clerk of the Circuit Court, Polk County, Florida, Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 19th day of October 2022, the following described property as set forth in said Final Judgment to wit:

Lot 18, Block 3, STONEGATE PHASE 1, as per plat thereof, recorded in Plat Book 56, Page 41, of the Public Records of Pasco County, Florida.

Property address: 3135 Marble Crest Drive, Land o' Lakes, Florida 34638

Parcel ID No.:
23-26-18-0080-00300-0180

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.

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 Office of the Court Administrator at 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686 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 to reach the Telecommunications Relay Service.

Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
September 23, 30, 2022 22-01692P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.:
2019-CA-002169-CAAXWS
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT;
Plaintiff, vs.
CAROLE COX, AS TRUSTEE OF THE PEGGY LAND TRUST DATED 3/9/12; JOSEPH DENNIS; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 30, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at https://www.pasco.realforeclose.com, on October 18, 2022, the following described property:

Lots 38, 39 & 40, Block 3, Horsey Park, according to the plat thereof, recorded in Plat Book 3, Page 3, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 4645 COTTONWOOD DR, NEW PORT RICHEY, FL 34652

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 19-02467
September 23, 30, 2022 22-01673P

Q&A

Q What about other notices required by Florida statutes —must they still run in the print edition?

A Florida House Bill 35 says that regardless of the internet-only authorization, any other statute requiring publication in the print edition "may not be superseded." Thus, privately placed notices like those pertaining to foreclosures and storage units cannot be run using the newspaper website-only option and must continue to be placed in print.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

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

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

Significant numbers of people in rural areas still lack high-speed internet access.

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

Types Of Public Notices

Citizen Participation Notices

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

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
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
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- Unclaimed Property, Banks or Governments
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- Mortgage Foreclosures
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- Probate Rulings
- Divorces and Adoptions
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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**

XNLV18187

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JEAN WEST GARRISON, will, on September 30, 2022, at 10:00 a.m., at 40703 Stewart Road, Lot 199, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1990 WIL TRAVEL TRAILER, VIN: 1ED1V3522L5329233, TITLE NO.: 0065799489
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
September 16, 23, 2022 22-01637P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000069TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1801253
Year of Issuance: 06/01/2019
Description of Property:
26-25-21-0010-06100-0010
ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 6 NORTH 165 FT OF EAST 330 FT OF TRACT 61 EXC EAST 263 FT OF SOUTH 100 FT THEREOF; SUBJECT TO INGRESS-EGRESS EASEMENT OVER SOUTH 15 FT OF NORTH 165 FT OF WEST 67 FT OF EAST 330 FT OF TRACT 61 PER OR 1934 PG 1716 OR 1154 PG 851
Name(s) in which assessed:
ESTATE OF EVELYN STEWART
R H STEWART, DECEASED
EVELYN STEWART
RALPH HERBERT STEWART
PEARL EVELYN BUTCHER

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01591P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000057TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1807838
Year of Issuance: 06/01/2019
Description of Property:
09-25-16-0760-00000-1410
PINELAND PARK UNRECORDED PLAT LOT 141 DESC AS COM AT SE COR OF TRACT 38 PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 9 PB 1 PG 61 TH S89DEG59' 08" W 106.53 FT TH N00DEG21' 13"E 221.24 FT FOR POB TH N89DEG51' 58"W 86.50 FT TH N00DEG21'13"W 110.00 FT TH S89DEG51' 58"E 86.50 FT TH S00DEG21' 13"W 110.00 FT TO POB NORTH 25.00 FT & EAST 25.00 FT THEREOF SUBJECT TO EASEMENT FOR PUBLIC RD R/W & OR UTILITIES & SOUTH 10.00 FT & WEST 6.00 FT SUBJ TO EASEMENT FOR DRAINAGE & OR UTILITIES OR 7452 PG 1318
Name(s) in which assessed:
JEFFREY C HIGGINS

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01579P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000060TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1800589
Year of Issuance: 06/01/2019
Description of Property:
22-24-21-0030-02200-0080
LAKE GEORGE PARK PB 4 PG 32 LOTS 8-10 INCL BLOCK 22 OR 9596 PG 3075
Name(s) in which assessed:
FRANCISCO HERNANDEZ
PETRA HERNANDEZ

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01582P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000068TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1801136
Year of Issuance: 06/01/2019
Description of Property:
09-25-21-0040-00300-0030
W S GILLAMS AKA PASADENA PB 1 PG 57 LOTS 3 & 4 BLOCK 3 EXC ROAD & EXC CLINTON AVE PARCEL 141 CASE NO 51-2012-CA-001328 OR 9702 PG 633
Name(s) in which assessed:
CONFIDENTIAL PER F.S. 119
CONFIDENTIAL PER F.S. 119

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01590P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000055TDAXXX

NOTICE IS HEREBY GIVEN,
That DECQUITIES 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 #: 1404222
Year of Issuance: 06/01/2015
Description of Property:
09-24-18-0000-01400-006B
COM AT NE COR OF SE1/4 OF SEC 9 TH ALG EAST BDY THEREOF S00DEG 27'53"W 461.22 FT FOR POB TH S00DEG 27'53"W 248.47 FT TH N89DEG 50'50"W 340.00 FT TH N00DEG 27'53"E 9.71 FT TH N55DEG 10'38"E 416.52 FT TO POB AKA PAR B FORGE SUB CLASS IIIR UNREC SUB PER OR 5247 PG 463 OR 6402 PG 1041 OR 7748 PG 1364
Name(s) in which assessed:
CLARA MANRIQUE
LIGIA CASTRO PENARANDA
SKW PREP LLC
DAPHNE SANTIAGO REGISTERED AGENT

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01577P

SECOND INSERTION

NOTICE TO CREDITORS
RE: Joyce M Brawner,
Deceased.

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled Joyce M. Brawner Living Trust Dated March 29, 2010.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

Sheila K. Hoffer, Trustee
36741 Laurel Oaks Lane,
Dade City, FL 33525
813-991-2572
September 16, 23, 2022 22-01634P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000063TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1800462
Year of Issuance: 06/01/2019
Description of Property:
10-24-21-0000-01700-0070
COM AT NE COR OF SW1/4 OF SECTION 10 TH ALG EAST LINE THEREOF SOUTH 677.79 FT TH S89DEG 43'00"W 230.00 FT FOR POB TH CONT S89DEG 43'00"W 75.00 FT TH SOUTH 133.00 FT TH N89DEG 43'00"E 75.00 FT TH NORTH 133.00 FT TO POB OR 5010 PG 529
Name(s) in which assessed:
EARL DEAN FADLING JR
VIRGINIA FADLING

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01585P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000059TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1807852
Year of Issuance: 06/01/2019
Description of Property:
09-25-16-0760-00000-1920
PINELAND PARK UNREC PLAT LOT 192 DESC AS: (COM NE COR TR 38 PR LAND CO TH S0DEG21'13"W 110.00 FT TH N89DEG51' 58"W 293.03 FT FOR 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 THE SOUTH 25 FT SUBJECT TO EASEMENT FOR PUBLIC ROAD R/W AND OR UTILITIES) (O) OR 4501 PG 550 OR 6222 PG 1565
Name(s) in which assessed:
JOHN L SERVISS
LAURIE A MITCHELL

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

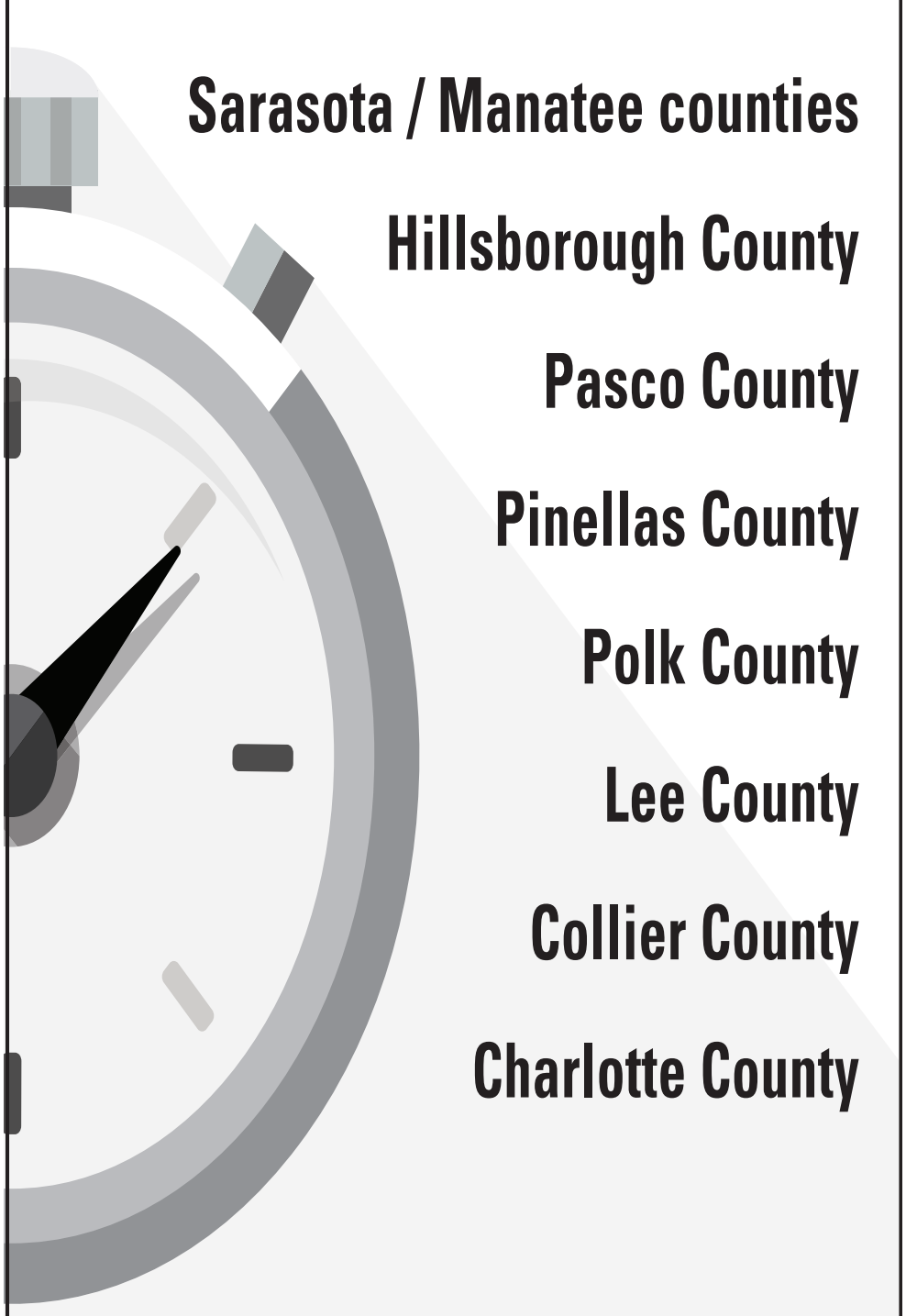
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01581P

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
LV10246

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com



Wednesday 2PM Deadline
Friday Publication

LV10187

Business Observer

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000074TDAXXX

NOTICE IS HEREBY GIVEN,
That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate, 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 #: 1809481
Year of Issuance: 06/01/2019
Description of Property:
33-25-16-0030-00000-0490
ALKEN ACRES PB 6 PG 99 LOT 49 OR 9682 PG 534
Name(s) in which assessed:
JESSICA LEE WRIGHT

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01596P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000070TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1801744
Year of Issuance: 06/01/2019
Description of Property:
09-26-21-007B-00000-1070
SANDALWOOD MOBILE HOME COMMUNITY FIRST ADDITION PB 25 PG 116-117 LOT 107 OR 9622 PG 2198 OR 9713 PG 2595
Name(s) in which assessed:
GEORGE H OWENS
SR LIVING TRUST
GEORGE H OWENS TRUSTEE
GEORGE H OWENS SR
AS TRUSTEE

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01592P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000064TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1802166
Year of Issuance: 06/01/2019
Description of Property:
15-26-21-0140-00000-0100
UNRECORDED PLAT OF TRACTS 5 & 12 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 LOT 10 DESC AS BEG AT NE COR OF NE1/4 OF NW1/4 OF SECTION 15 TH SOUTH 576.50 FT TH N89DG 55' 30"W 555.00 FT FOR POB TH N89DG 55' 30"W 60.00 FT TH SOUTH 85.00 FT TH S89DG 55' 30"E 60.00 FT TH NORTH 85.00 FT TO POB BEING A PART OF TRACT 12 ZEPHYRHILLS COLONY SUBDIVISION OR 747 PG 1169
Name(s) in which assessed:
JEANETTE WELLS
RICHARD J ROSSMAN
ANNETTE J HENION
JOYCE E SMITH
DALE E ROSSMAN
DARLENE M KELSCH
JEANNETTE WELLS,
DECEASED
ROBERT WELLS, DECEASED

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01586P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000056TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1810149
Year of Issuance: 06/01/2019
Description of Property:
08-26-16-0180-00000-0830
TOWN & COUNTRY VILLAS PB 6 PG 9 LOTS 83 & 84 OR 9286 PG 2959
Name(s) in which assessed:
BRIAN JAMES FRANK

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01578P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000058TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1808189
Year of Issuance: 06/01/2019
Description of Property:
12-25-16-0090-05400-0020
GRIFFIN PARK PB 2 PGS 78A & 78 LOT 2 BLK 54 OR 8201 PG 1510
Name(s) in which assessed:
HOPE HALL

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01580P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1276
IN RE: ESTATE OF
JOHN KASPARIAN
Deceased.

The administration of the estate of John Kasparian, deceased, whose date of death was June 14, 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 September 16, 2022.

Personal Representative:
Kimberly Kasparian-Perez
135 Skyview Dr.
Cromwell, Connecticut 06416
Attorney for Personal Representative:
N. MICHAEL KOUSKOUTIS, ESQ.
Attorney for Petitioner
Florida Bar Number: 0883591
N. MICHAEL KOUSKOUTIS, PA
623 E. Tarpon Ave.
TARPON SPRINGS, FL 34689
Telephone: (727) 942-3631
Fax: (727) 937-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
September 16, 23, 2022 22-01606P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000062TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1801132
Year of Issuance: 06/01/2019
Description of Property:
09-25-21-0000-03000-0054
EAST 220.00 FT OF WEST 470.00 FT OF NORTH 150.00 FT OF SOUTH 300.00 FT OF SW1/4 OF NW1/4 OF SECTION 9 SUBJECT TO LANDSCAPE BUFFER EASEMENT OVER & ACROSS SOUTH 10.00 FT OF EAST 70.00FT THEREOF & TOGETHER WITH AN EASEMENT FOR INGRESS-EGRESS & UTILITIES OVER & ACROSS NORTH 35.00 FT OF SOUTH 317.50 FT OF EAST 225.00 FT OF WEST 250.00 FT OF SW1/4 OF NW1/4 OF SECTION 9 AKA LOT 4 RANDALL CLASS III SUBDIVISION PER OR 5104 PG 635 OR 6160 PG 1166 OR 9075 PG 2887
Name(s) in which assessed:
ESTATE OF LESLIE RANDALL
HEIDI SUSANNE JOHNS
LESLIE RANDALL

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01584P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000067TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1800344
Year of Issuance: 06/01/2019
Description of Property:
27-23-21-0000-06200-0031
PART OF SE1/4 OF SE1/4 & PART OF N1/2 OF SW1/4 OF SW1/4 DESC AS COM AT PT ON S LN SEC 27 AT INTERSECTION OF CL SURVEY SR 23 AKA US 301 TH ALG CTR LN SURVEY & CTR LN SOUTHBOUND TRAFFIC LANES T H N14DEG 07' 00"E 671.50 FT TH N66DEG 28' 00"W 50.68 FT TO WLY R/W LN HWY 301 FOR POB TH CONT N66DEG 28' 00"W 217.00 FT TH N16DEG 12' 00"E 207.35 FT TH S66DEG 28' 00"E 209.35 FT TO R/W US 301 TH S14DEG 07'00"W 208.50 FT TO POB 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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01589P

THIRD INSERTION

NOTICE OF ACTION FOR
PUBLICATION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.:
2022-DR-001901DRAXWS

TO: SHAWN WAYNE HUGHES
Current Residence unknown

YOU ARE NOTIFIED that an action for Petition for Domestication and Modification of Foreign Temporary Custody Final Judgment and Motion to Intervene as Co-Plaintiff, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Jeremy T. Simons, Esq., of The Law Firm of Ayo and Iken, PLC, Respondent's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652, on or before 10/08, 2022, and file the original with the Clerk of this Court located at Pasco County Courthouse, West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition. If you fail to do so, a default may be entered against you for the relief demanded in the Petition

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires ce1iain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

You must keep the Clerk of the Circuit Court's Office notified of your current address. You may file Designation of Current Mailing and E-Mail Address, Florida.

Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's 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: SEP 02 2022
CLERK OF THE CIRCUIT COURT
By: Brittany Jones
Deputy Clerk
September 9, 16, 23, 30, 2022
22-01554P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000061TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1809931
Year of Issuance: 06/01/2019
Description of Property:
05-26-16-0180-00600-0010
PORT RICHEY COMPANY LANDS PB 1 PG 61 TRACT 6 LESS EXIST- ING RD & EXC NORTH 100.00 FT OF W 140.00 FT OF E 165.00 FT & LESS FOLL DESC PROP COM ON NLY LN OF SEC AT PT 1351.27 FT S89DEG37' 05"E OF NW COR OF SEC TH S00DEG06' 55"W 1096.38 TH N89DEG39' 05"W 360 FT TH S00DEG06'55"W 170 FT TH N89DEG 39' 05"W 355 FT FOR POB TH N89DEG39'05"W 305 FT TH N00DEG 06' 55"E 300 FT TH S89DEG39' 05"E 305 FT TH S00DEG06' 55"W 300 FT TO POB & LESS E 25.00FT CIVIL ACTION NO 84- 1473-G OR 9760 PG 1380
Name(s) in which assessed:
TAI NGUYEN

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01583P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1196-WS
IN RE: ESTATE OF
THOMAS R. HANNON, SR. AKA
THOMAS RICHARD HANNON, SR.
Deceased.

The administration of the estate of Thomas R. Hannon, Sr. aka Thomas Richard Hannon, Sr., deceased, whose date of death was May 27, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 THREE (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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS SEPTEMBER 16, 2022.

Personal Representative:
Thomas R. Hannon, Jr.
314 Lamp Post Lane
Etters, PA 17319
Attorney for Personal Representative:
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655
dcg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
September16,23,2022 22-01635P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000073TDAXXX

NOTICE IS HEREBY GIVEN,
That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate, 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 #: 1804074
Year of Issuance: 06/01/2019
Description of Property:
09-24-18-0040-00000-0550
HIGHLAND MEADOWS UNIT 3 PB 12 PGS 103-105 LOT 55 OR 4482 PG 547
Name(s) in which assessed:
EST OF KENNETH B DAVIS
DENISE A SHORT
TAMPA REALTY ASSETS INC
TINA MARIE ELOIAN
REGISTERED AGENT
DENISE A JUSTICE
ESTATE OF KENNETH B DAVIS
DECEASED

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01595P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000983
Division Probate A
IN RE: ESTATE OF
CATHY SUE BLYTHE
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 CATHY SUE BLYTHE, deceased, File Number 22-CP-000983, by the Circuit Court of the Sixth Judicial Circuit in and for for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3805; that the decedent's date of death was March 11, 2022; that the total value of the estate is $560,248 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
VICKI LYNN BANE
4122 Dellbrook Drive
Tampa, Florida 33624
JAMES MICHAEL BLYTHE JR.
837 West Tracey Street
Springfield, Missouri 65807
LARRY PAUL BLYTHE
13181 Montclair Drive
Laurinburg North Carolina 27330

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 September 16, 2022.

Person Giving Notice:
VICKI LYNN BANE
4122 Dellbrook Drive
Tampa, Florida 33624
Attorney for Person Giving Notice
GABRIEL W. FALBO, JR.
Attorney
Florida Bar Number: 872148
14502 North Dale Mabry Highway
SUITE 330
TAMPA, FL 33618
Telephone: (813) 334-7398
Fax: (813) 443-4872
E-Mail: gfalbo1@tampabay.rr.com
Secondary E-Mail:
gabe@consideredopinion.net
September 16, 23, 2022 22-01632P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000065TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL 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 #: 1801231
Year of Issuance: 06/01/2019
Description of Property:
25-25-21-0030-00000-0110
HEATHER PARK UNIT 2 UNREC PARCEL 11 DESC AS EAST 330.78 FT OF SOUTH 263.40 FT OF NORTH 790.20 FT OF SW1/4 OF NE1/4 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS WEST 15.00 FT THEREOF
Name(s) in which assessed:
ISAAC J JENKINS

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01587P

OFFICIAL COURT HOUSE 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

LV10246

Check out your notices on:
floridapublicnotices.com

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1528
IN RE: ESTATE OF
ELROY J. ECKERT,
Deceased.

The administration of the estate of ELROY J. ECKERT, deceased, whose date of death was June 3, 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: September 16, 2022.

Signed on this 1st day of September, 2022.

PAMELA GROVE
Personal Representative
4335 Foxboro Drive
New Port Richey, FL 34653
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
September 16, 23, 2022 22-01631P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1354
IN RE: ESTATE OF
PATRICK STONEWALL BRINKE
Deceased.

The administration of the estate of PATRICK STONEWALL BRINKE, deceased, whose date of death was July 29, 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 September 16, 2022.

Personal Representative:
EDWARD BRINKE
14715 Gray Oak Lane
Hudson, Florida 34669
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
September 16, 23, 2022 22-01610P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-1381
IN RE: ESTATE OF
EDWIN P. MCCARROLL
Deceased.

The administration of the estate of Edwin Patrick McCarroll, deceased, whose date of death was May 9, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 September 16, 2022.

Personal Representative:
Theresa Ann McCarroll
3219 Glenwood Circle
Holiday, Florida 34691
Attorney for Personal Representative:
N Michael Kouskoutis, Esq
Attorney for Petitioner
Florida Bar Number: 883591
623 E, Tarpon Ave.
Tarpon Springs, FL 34689
Telephone: (727) 942-3631
Fax: (727) 937-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
September 16, 23, 2022 22-01607P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022CP000757CPAXWS
IN RE: ESTATE OF
HODA FARES,
Deceased.

The administration of the estate of HODA FARES, Deceased, whose date of death was February 25, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 September 16, 2022.

BASSEL FARES,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 166TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
September 16, 23, 2022 22-01603P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1482
IN RE: ESTATE OF
MARIANN YVETTE HITCHCOCK,
aka MARIANN Y. HITCHCOCK
Deceased.

The administration of the estate of MARIANN YVETTE HITCHCOCK, also known as MARIANN Y. HITCHCOCK, deceased, whose date of death was May 12, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: September 16, 2022.

Signed on this 19 day of August, 2022.

LUKE EICHHORN
F/K/A LUKE HITCHCOCK
Personal Representative
1806 Greenwood Drive
Oldsmar, FL 34677
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
September 16, 23, 2022 22-01611P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1297-WS
IN RE: ESTATE OF
PATSY BORDLEMAY
A/K/A PATSY V. BORDLEMAY
Deceased.

The administration of the estate of Patsy Bordlemay a/k/a Patsy V. Bordlemay, deceased, whose date of death was October 30, 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 September 16, 2022.

Personal Representative:
Lana M. Sloots
9726 Lomalinda Court
New Port Richey, Florida 34655
Attorney for Personal Representative:
Richard C. Williams, Jr., Esq.
Attorney for Petitioner
Florida Bar Number: 283177
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: rcw@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrnstlaw.corn
September 16, 23, 2022 22-01612P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP001005CPAXES
Division A
IN RE: ESTATE OF
THOMAS DEGIACOMO AKA
THOMAS E. DEGIACOMO AKA
THOMAS EDWARD DEGIACOMO
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 THOMAS DeGIACOMO aka THOMAS E. DeGIACOMO aka THOMAS EDWARD DeGIACOMO, deceased, File Number 512022CP001005CPAXES, 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 14, 2022; that the total value of the estate is $60.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DAN YE-DeGIACOMO
4964 Trinidad Drive
Land O' Lakes, FL 34639

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 September 16, 2022.

Person Giving Notice:
DAN YE-DeGIACOMO
4964 Trinidad Drive
Land O' Lakes, Florida 34639
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@siegcolawlaw.com
September 16, 23, 2022 22-01608P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2021CA002915CAAXWS
SELENE FINANCE LP
Plaintiff, v.
TROYCE L. KENT; UNKNOWN SPOUSE OF TROYCE L. KENT; UNKNOWN TENANT 1; UNKNOWN TENANT 2; VIVA VILLAS CIVIC ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 18, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez- Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 98, VIVA VILLAS FIRST ADDITION PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 130-131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 15950 ADOBE DR, HUDSON, FL 34667-4056

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 03, 2022 beginning at 11:00 AM.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 1 day of September, 2022.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000007216
September 16, 23, 2022 22-01600P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 000958
Division Probate WS
IN RE: ESTATE OF
JAMES CAREY WYMAN, JR.
A/K/A JAMES C. WYMAN, JR.,
Deceased.

The administration of the estate of James Carey Wyman, Jr. a/k/a James C. Wyman, Jr., deceased, whose date of death was December 8, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 September 16, 2022.

Pamela M. Wyman
Co-Personal Representative
93 Sandy Pond Road
Ayer, MA 01432
Ann K. Doe
Co-Personal Representative
95 Sandy Pond Road
Ayer, MA 01432
MICHAEL T. HEIDER, CPA
Attorney for Personal Representatives
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
September 16, 23, 2022 22-01633P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001460
Division Probate
IN RE: ESTATE OF
GERARD JOSEPH HEFFERNAN
Deceased.

The administration of the estate of GERARD JOSEPH HEFFERNAN, deceased, whose date of death was July 5, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 104, New Port Richey, FL 34654-5598 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 September 16, 2022.

Personal Representative:
BRYAN W. HEFFERNAN
1422 OAKWOOD ROAD
COASTESVILLE, Pennsylvania 19320
Attorney for Personal Representative:
O'CONNOR LAW FIRM
/s/Patrick M. O'Connor
Patrick M. O'Connor, Esq.
Florida Bar Number: 622427
Adam T. Rauman, Esq.
Florida Bar Number: 85296
Attorneys for
BRYAN W. HEFFERNAN
2240 Belleair Road, Suite 115
Clearwater, FL 33764
Phone: 727-539-6800
Fax: 727-536-5936
E-mail:
eservice@yourpersonalattorney.com
September 16, 23, 2022 22-01605P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001218CPAXES
IN RE: ESTATE OF
LINDA J. ABBOTT,
a/k/a LINDA ABBOTT
Deceased.

The administration of the estate of LINDA J. ABBOTT, also known as LINDA ABBOTT, deceased, whose date of death was December 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: September 16, 2022.

Signed on this 9th day of September, 2022.

HENRY C. COHEN
Personal Representative
9110 Strada Place, Suite 6200
Naples, FL 34108
SUSAN NESBET-SIKUTA
Attorney for Personal Representative
Florida Bar No. 859001
Dentons Cohen & Grigsby P.C.
Mercato - Suite 6200
9110 Strada Place
Naples, FL 34108
Telephone: (239) 390-1900
Email: susan.sikuta@dentons.com
Secondary Email:
michelle.maliszewski@dentons.com
4059454v1
September 16, 23, 2022 22-01604P

THIRD INSERTION

NOTICE OF ACTION PETITION
TO ESTABLISH PATERNITY,
PARENTAL RESPONSIBILITY,
TIME-SHARING, CHILD SUPPORT
AND OTHER RELATED RELIEF
IN THE CIRCUIT COURT
OF THE SIXTH JUDICIAL
CIRCUIT, IN AND FOR
PASCO COUNTY,
FLORIDA
Case No.: 2022-DR-2903-ES
IN RE: The Matter of
KYLE N. ZEHREN,
Petitioner/Father,
and
JAZZMIN N. FOWLER,
Respondent/Mother.

TO: Jazzmin N. Fowler
4122 Seaberg Road
Zephyrhills, Florida 33541

YOU ARE HEREBY NOTIFIED that an action for Petition to Establish Paternity, Parental Responsibility, Time-Sharing, Child Support and other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner/Father's attorney, C. Blake Holtzhower, Esquire, whose address is 14206 5th Street, Dade City, FL 33523, on or before 10/11/22 and file the original with the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523, before service on counsel for the Petitioner/Father or immediately thereafter. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition to Establish Paternity, Parental Responsibility, Time-Sharing, Child Support and other Related Relief.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523.

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 at Dade City, Pasco County, Florida this 6 day of Sept., 2022.

CLERK OF THE CIRCUIT COURT
By: Katherine Coulson
Deputy Clerk
September 9, 16, 23, 30, 2022
22-01571P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000072TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1802245
Year of Issuance: 06/01/2019
Description of Property:
17-26-21-0020-00000-0750
ZEPHYR SHORES UNREC PLAT LOT 75 DESC AS NORTH 117.50 FT OF SOUTH 235.00 FT OF EAST 52.00 FT OF WEST 344.00 FT OF TRACT 40 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 SUBJECT TO AN EASEMENT OVER NORTH 5 FT & SOUTH 17.5 FT THEREOF OR 8643 PG 3598
Name(s) in which assessed:
GERALD A FETHERS
ESTATE OF MARY
LOUISE FETHERS
MARY LOUISE FETHERS

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01594P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000071TDAXXX

NOTICE IS HEREBY GIVEN,
That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate, 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 #: 1801810
Year of Issuance: 06/01/2019
Description of Property:
10-26-21-0010-09000-0050
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 THE NORTH 79.00 FT OF THE SOUTH 252.00 FT OF THE EAST 161.29 FT OF TRACT 90 LESS THE EAST 112.00 FT THEREOF & EAST 161.29 FT OF SOUTH 1/2 OF TRACT 90 LESS SOUTH 252.00 FT THEREOF & LESS EAST 112.00 FT THEREOF OR 8292 PG 118 OR 8292 PG 119
Name(s) in which assessed:
RUBY WRIGHT

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01593P

SECOND INSERTION

Notice of Application for Tax Deed
2022XX000066TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate, 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 #: 1807380
Year of Issuance: 06/01/2019
Description of Property:
34-24-16-0090-00000-136A
GARDEN TERRACE SECTION 2 LOT 136-A DESC AS FOLLOWS:A POR OF TRACT 64 PORT RICHEY LAND COMPANY PB 1 PGS 60 & 61 FURTHER DESC AS COM AT SW COR OF SECITON 34 TH ALG SOUTH LINE OF SECTION 34 S89DG 05' 06"E 930.99 FT TH N01DG 06' 21"E 303.00 FT FOR POB TH CONT N01DG 06' 21"E 45.00 FT TH S89DG 05' 06"E 134.13 FT TH S00DG 18' 09"W 45.00 FT TH N89DG 05' 06"W 134.76 FT TO POB WEST 25.00 FT THEREOF SUBJECT TO AN EASEMENT FOR PUBLIC RIGHT OF WAY & EAST 6.00 FT THEREOF SUBJECT TO AN EASEMENT FOR DRAINAGE & OR UTILITIES OR 3110 PG 458
Name(s) in which assessed:
ESTATE OF DAVID SMITH
DAVID SMITH

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 October 20, 2022 at 10:00 am.

August 24, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sep. 16, 23, 30; Oct. 07, 2022
22-01588P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of HERBERT FRANK WELCH, if deceased any unknown heirs or assigns, will, on September 30, 2022, at 10:30 a.m., at 40703 Stewart Road, Lot 104, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1993 OAKP PARK TRAILER, VIN: FLFLN70A209150P,
TITLE NO.: 0064264555
and all other personal property
located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
September 16, 23, 2022 22-01636P

SECOND INSERTION

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

Case No. 2021CA000985CAAXWS
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Albert G. Kieser, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA000985CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Albert G. Kieser, Deceased; Gary Kieser, Personal Representative of the Estate of Albert G. Kieser, Deceased; Gary Kieser; Karen Wallace; Beacon Woods Civic Association, Inc. 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 18th day of October, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT, 1458, BEACON WOODS VILLAGE SEVEN, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 33, 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 12th day of September, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6061
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin Kelley
Justin Kelley, Esq.
Florida Bar No. 32106
File # 21-F00056
September 16, 23, 2022 22-01597P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2022CC01517CCAXWS
NEW PORT COLONY CORPORATION, a Florida Corporation,
Plaintiff, vs.
UNKNOWN HEIRS/DEVISEES OF AUGUSTINE R. PATEL, Deceased; TENANT#1, UNKNOWN OCCUPANT OF 4946 ALLNER STREET, NEW PORT RICHEY, FLORIDA 34652; and, TENANT #2, UNKNOWN OCCUPANT OF 4946 ALLNER STREET, NEW PORT RICHEY, FLORIDA 34652,
Defendants.

TO: THE UNKNOWN HEIRS/DEVISEES OF AUGUSTINE R. PATEL, Deceased,

YOU ARE NOTIFIED that an action for foreclosure on the following property in Pasco County, Florida:

Parcel 953 First Way of the Unrecorded Plat of Newport Colony: A portion of the Southeast 1/4 of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commence at the Southeast corner of said Section 7; thence run due West a distance of 617.67 feet; thence run due North a distance of 329.87 feet; thence run North 24°02'58" East, a distance of 963.95 feet; thence South 65°57'02" East, a distance of 89.28 feet for a Point of Beginning; thence North 24°02'58" East, a distance of 23.65 feet; thence North 65°57'02" West, a distance of 13 feet; thence North 24°02'58" East, a distance of 32.35 feet; thence South 65°57'02" East, a distance of 28.03 feet; thence South 24°02'58" West, a distance of 32.25 feet; thence South 65°57'02" East, a distance of 13 feet; thence South 24°02'58" West, a distance of 23.75 feet; thence North 65°57'02" West, a distance of 28.03 feet to the Point of Beginning; the Northeasterly 5 feet and Southwesterly 5 feet of the above described parcel being subject to an easement for utilities.

a/k/a 4946 Allner Street, New Port Richey, Florida 34652
a/k/a Parcel Identification Number: 07-26-16-0140-00600-9530

has been filed against you and you are required to serve a copy of your written defenses if any, to it, on JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff, whose address is 8640 Seminole Boulevard, Seminole, Florida 33772, before October 17, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port 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 8 day of September, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: /s/ Katherine Coulson
Deputy Clerk
JOSEPH M. MURPHY, ESQUIRE
Attorney for Plaintiff
8640 Seminole Boulevard
Seminole, Florida 33772
September 16, 23, 2022 22-01598P

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. 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 October 13, 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: 727.847.8110 (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 8 day of September, 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 - EuE
September 16, 23, 2022 22-01602P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2022CC01515CCAXWS
NEW PORT COLONY CORPORATION, a Florida Corporation,
Plaintiff, vs.
THE UNKNOWN HEIRS/DEVISEES OF MARTIN STEFFENSON, Deceased; TENANT #1, UNKNOWN OCCUPANT OF 4945 FILNER STREET, NEW PORT RICHEY, FLORIDA 34652; and, TENANT #2, UNKNOWN OCCUPANT OF 4945 FILNER STREET, NEW PORT RICHEY, FLORIDA 34652,
Defendants.

TO: THE UNKNOWN HEIRS/DEVISEES OF MARTIN STEFFENSON, Deceased,

YOU ARE NOTIFIED that an action for foreclosure on the following property in Pasco County, Florida:

Parcel 1004 Sixth Way of the unrecorded plat of NEW PORT COLONY: Commence at the Northeast corner of the Southeast 1/4 of Section 7, Township 26 South, Range 16 East, Pasco County, Florida; thence South 00°21'15" West, along the East line of said Section 7, 647.65 feet; thence North 89°38'56" West 93.10 feet to the Point of Beginning; thence South 00°21'15" West 13.33 feet; thence South 89°38'15" East 13.00 feet; thence South 00°21'15" West 22.67 feet; thence North 89°38'45" West 28.00 feet; thence North 00°21'15" East 22.67 feet; thence North 89°38'45" West 13.00 feet; thence North 00°21'5" East 13.33 feet; thence South 89°38'45" East, 28.00 feet to the Point of Beginning.

Together with Easements for the purpose of ingress and egress as described in Official Records Book 442, Page 35 and Official Records Book 454, Page 171, of the Public Records of Pasco County, Florida

a/k/a 4945 Filner Street, New Port Richey, Florida 34652
a/k/a Parcel Identification Number: 07-26-16-014E-03001-0040

has been filed against you and you are required to serve a copy of your written defenses if any, to it, on JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff, whose address is 8640 Seminole Boulevard, Seminole, Florida 33772, before October 17, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port 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 8 day of September, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: /s/ Katherine Coulson
Deputy Clerk
JOSEPH M. MURPHY, ESQUIRE
Attorney for Plaintiff
8640 Seminole Boulevard
Seminole, Florida 33772
September 16, 23, 2022 22-01599P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.:
2011-CA-006371-CAAX-WS
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA21,
Plaintiff, v.
KIMBERLY WYATT A/K/A KIMBERLY R. WYATT; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; BEECHER WYATT A/K/A BEECHER L. WYATT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 15, 2022 entered in Civil Case No. 2011-CA-006371-CAAX-WS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA21, Plaintiff and INLAND ASSETS LLC, A NEW MEXICO, LLC, AS TRUSTEE OF THE 31125 BACLAN DRIVE TRUST, KIMBERLY WYATT A/K/A KIMBERLY R. WYATT; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; BEECHER WYATT A/K/A BEECHER L. WYATT are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on October 13, 2022 the following described property as set forth in said Final Judgment, to-wit:.

LOT 609, OF FOX WOOD PHASE FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGES 108 THROUGH 117, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 10420 Tecoma Dr, Trinity, Florida 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 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 EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: ftlrealprop@kelleykronenberg.com
By: Jason M. Vanslette, Esq.
FBN: 92121
File No: M2000187-JMV
September 16, 23, 2022 22-01630P

SECOND INSERTION

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

Case No.: 2021-CC-000267-ES
THOUSAND OAKS EAST PHASE 5 HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,
vs.
JOSE MARTINEZ, UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to the Order to Reschedule Foreclosure Sale and the Uniform Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2021-CC-000267-ES, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

LOT 16 IN BLOCK 1 OF THOUSAND OAKS EAST PHASE V, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66 AT PAGE 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Addres:
9481 Trumpet Vine Loop,
Trinity, Florida 34655

at public sale, to the highest and best bidder for cash at 11:00 a.m. on October 3, 2022. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 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 this 13th day of September, 2022.
RABIN PARKER, P.A.
28059 U.S. Highway 19 North,
Suite 301
Clearwater, Florida 33761
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@RabinParker.com
Counsel for Plaintiff
By: /s/ Kyle J. Keough
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
John D. Kimbrough III,
Florida Bar No.: 1018111
Drew C. Corbin,
Florida Bar No.: 1019183
Kyle J. Keough,
Florida Bar No.: 1026077
10308-054
September 16, 23, 2022 22-01609P