

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 48.75 acres known as Avalon Park West Towncenter Northeast The Mosby. The project is located in Pasco County, Section(s) 13, Township 26 South, Range 20 East. The permit applicants are Mosby Avalon Park, LLC whose address is 1921 Gallows Rd, Suite 700, Vienna, VA, 22182 and Hamlet Avalon Park, LLC whose address is 1921 Gallows Rd, Suite 700, Vienna, VA, 22182.

The Permit No. is 43013559.057.

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 within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of 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.

November 18, 2022

22-02042P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Inside [466] c/o HNS Holdings, 8111 Land O' Lakes Boulevard, in the County of Pasco, in the City of Land O' Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Leon, Florida, this 8th day of November, 2022.

lowercase Media, LLC

November 18, 2022 22-02022P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Rakicii Performance located at 16824 Laura Lee Dr., in the County of Pasco, in the City of Spring Hill, Florida 34610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Spring Hill, Florida, this 11th day of November, 2022.

Christopher Stone

November 18, 2022 22-02020P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 1st Choice Aluminum located at 7837 Rhodes Rd., in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 15th day of November, 2022.

1st Choice Aluminum and Gutters LLC

November 18, 2022 22-02030P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Inside 466 c/o at HNS Holdings, 8111 Land O' Lakes Boulevard, in the County of Pasco, in the City of Land O' Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Leon, Florida, this 8th day of November, 2022.

lowercase Media, LLC

November 18, 2022 22-02023P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
GREG RUSSELL TOWING & TRANS-
PORT gives notice that on 12/10/2022
at 09:00 AM the following vehicle(s)
may be sold by public sale at 14813 US
HIGHWAY 19, HUDSON FL 34667 to
satisfy the lien for the amount owed
on each vehicle for any recovery, towing,
or storage services charges and adminis-
trative fees allowed pursuant to Florida
statute 713.78.

4v67dcbf4xn777834 1998 volvo
1GBHG31R3Y1279905 2000 CHEV
1YVGF22C025260706 2002 MAZD
2GTJG31MXH4510213 1987 GMC
5N1AA08A95N731403 2005 NISS
JH4DA9344NS020635 1992 ACUR
JH4DB238XNS000591 1992 ACUR
KM8SC13D7U057331 2006 HYUN
KNAFG528997269539 2009 KIA

November 18, 2022 22-02032P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY
gives notice that on 11/ 30 /2022
at 10:00 AM the following vehicle(s)
may be sold by public sale at 2600 U.S.
HWY 19 HOLIDAY FLORIDA 34691
to satisfy the lien for the amount owed
on each vehicle for any recovery, tow-
ing, or storage services charges and
administrative fees allowed pursuant to
Florida statute 713.78.

1D7HU18N34J174258
2004 DODG
4T1CA38P34U020542
2004 TOYT
5XXGN4A73CG060571
2012 KIA

November 18, 2022 22-02017P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under the Fictitious Name
of DEADBOLT LICENSING located at
27251 WESLEY CHAPEL BLVD #101
in the City of WESLEY CHAPEL, Pasco
County, FL 33544 intends to register
the said name with the Division of
Corporations of the Department of State,
Tallahassee, Florida.

Dated this 9th day of November,
2022.

Frank Wells

November 18, 2022 22-02018P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under the Fictitious Name
of DEADBOLT LICENSING located at
27251 WESLEY CHAPEL BLVD #101
in the City of WESLEY CHAPEL, Pasco
County, FL 33544 intends to register
the said name with the Division of
Corporations of the Department of State,
Tallahassee, Florida.

Dated this 15th day of November,
2027.

DEADBOLT INVESTMENTS LLC

JONATHON BAKER

November 18, 2022 22-02031P

FIRST INSERTION

Notice is hereby given that TK7 LLC,
OWNER, desiring to engage in busi-
ness under the fictitious name of TK7
AAMCO located at 7010 RIDGE
ROAD, 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.

November 18, 2022 22-02026P

FIRST INSERTION

Notice is hereby given that ROBERT
MARTINEZ, OWNER, desiring to
engage in business under the fictitious
name of FLORIDA POOL CAGE RE-
SCREEN located at 37215 LONG AVE,
DADE CITY, FLORIDA 33523 intends
to register the said name in PASCO
county with the Division of Corpora-
tions, Florida Department of State, pur-
suant to section 865.09 of the Florida
Statutes.

November 18, 2022 22-02025P

FIRST INSERTION

Notice is hereby given that FIX IT JOE
LLC, OWNER, desiring to engage in
business under the fictitious name of
JOE THE HANDYMAN located at
39450 OTIS ALLEN ROAD, ZEPH-
YRHILLS, FLORIDA 33540 intends to
register the said name in PASCO county
with the Division of Corporations, Flori-
da Department of State, pursuant to
section 865.09 of the Florida Statutes.

November 18, 2022 22-02027P

FIRST INSERTION

Notice is hereby given that SIMON
ENTERPRISES & INVESTMENTS,
LLC, OWNER, desiring to engage in
business under the fictitious name of
THE PLAY CLINIC located at 12386
CRIOLLO ROAD, SPRING HILL,
FLORIDA 34610 intends to register the
said name in PASCO county with the
Division of Corporations, Florida
Department of State, pursuant to sec-
tion 865.09 of the Florida Statutes.

November 18, 2022 22-02024P

FIRST INSERTION

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Lakeshore Ranch Community Development District ("District") will hold a special Board meeting on December 19, 2022, at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. At the meeting, the Board may consider any business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing patricia@breezehome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Patricia Thibault
District Manager

November 18, 2022

22-02033P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under fictitious name of
Kingdom Thread located at 4544
Bartelt Rd., in the County of Pasco,
in the City of Holiday, Florida 34690
intends to register the said name
with the Division of Corporations
of the Florida Department of State,
Tallahassee, Florida.

Dated at Holiday, Florida, this 11th day
of November, 2022.

KINGDOM CREATORS LLC

November 18, 2022 22-02021P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under the Fictitious Name
of Bottom of the Bin located at 1516
Rincon Dr in the City of Wesley Cha-
pel, Pasco County, FL 33544 intends
to register the said name with the
Division of Corporations of the Department
of State, Tallahassee, Florida.

Dated this 10th day of November,
2022.

Stephanie Dominguez, MGR, Bottom
of the Bin LLC

November 18, 2022 22-02019P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 859604 from CR Pasco Development Company LLC, 2502 North Rocky Pointe Drive, Suite 1050, Tampa, FL 33607. Application received: 11/9/2022. Proposed activity: Residential Project name: Mirada Parcel 27. Project size: 48.68 acres Location: Section(s) 10, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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

November 18, 2022 22-02013P

FIRST INSERTION

NOTICE OF SALE

BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, Saturday, December 10, 2022 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotope, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.

November 18, 25, 2022

22-02012P

FIRST INSERTION

Notice of Public Sale
NOTICE IS HEREBY GIVEN that the
undersigned intends to sell the personal
property described below to enforce a
lien imposed on said property under
The Florida Self Storage Facility Act
Statutes (Section 83.801-83.809)

The undersigned will sell at public
sale by competitive bidding on the 1st
day of December 2022 at 09:00 AM,
on the premises where said property
has been stored and which is located at:
Mile Stretch Self Storage
5425 Mile Stretch Dr.
Holiday FL 34690
County of Pasco, State of Florida

THE FOLLOWING:

Henry Paxton Unit 076
Household Goods
Nicole Wiggins Unit 128
Household Goods
Renee Dreher Unit 105/Unit 97
Household Goods

Purchases must be paid for at the time
of purchase in CASH ONLY. All pur-
chased items sold as is where is and
must be removed at the time of sale.
Sale object to cancellation in the event
of settlement owner and obligated
party.
November 18, 25, 2022 22-02011P

FIRST INSERTION

Notice is hereby given that STEPHEN
DODGE, OWNER, desiring to engage
in business under the fictitious name of
PC EXPRESS-POWER UP PC located at
7720 HAWTHORN DRIVE, PORT
RICHEY, FLORIDA 34668 intends to
register the said name in PASCO county
with the Division of Corporations, Flori-
da Department of State, pursuant to
section 865.09 of the Florida Statutes.

November 18, 2022 22-02028P

FIRST INSERTION

Notice is hereby given that ALBERTO
FIGUEREDO, OWNER, desiring to
engage in business under the fictitious
name of ALBERTO LAWN SERVICE
located at 37016 LIGHT WOOD DR,
ZEPHYRHILLS, FLORIDA 33541
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.

November 18, 2022 22-02029P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-001693
Division PROBATE
IN RE: ESTATE OF
ROBERT H. DE DOOD
Deceased.

The administration of the estate of
ROBERT H. DE DOOD, deceased,
whose date of death was July 14, 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
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 November 18, 2022.

Personal Representative:

/s/ Holly Avirett
Holly Avirett

4827 Aqualinda Blvd
Cape Coral, FL 33914

Attorney for Personal Representative:

/s/ Tasha A. Warnock
Tasha A. Warnock, Attorney

Florida Bar Number: 116474
The Warnock Law Group

6843 Porto Fino Circle
Fort Myers, FL 33912

Telephone: (239) 437-1197
Fax: (239) 437-1196

E-Mail:
service@warnocklawgroup.com

Secondary E-Mail:
twarnock@warnocklawgroup.com

November 18, 25, 2022 22-02038P

FIRST INSERTION

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

File Number:
51-2022-CP-001890-W5
In Re The Estate Of:
STEPHEN P. LASHER,
Deceased.

The administration of the estate of
STEPHEN P. LASHER, deceased,
whose date of death was September 7,
2022, 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, 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN THREE MONTHS (3) AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

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

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

The date of first publication of this
Notice is November 18, 2022.

PAUL LASHER - PR

LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Petitioner

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

November 18, 25, 2022 22-02016P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-1574
IN RE: ESTATE OF
CHARLES WILLIAM CALDWELL,
Deceased.

The administration of the estate of
CHARLES WILLIAM CALDWELL,
whose date of death was July 14, 2022,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 38053 Live Oak
Ave, Dade City, FL 33523-3894. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2022-CP-1092
IN RE: ESTATE OF
COTELIUS GLOVER
Deceased.

The administration of the estate of COTELIUS GLOVER, deceased, whose date of death was found dead on December 30, 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 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 November 18, 2022.

Personal Representative
Elijah Mathis

Attorney for Personal Representative
Laurie R. Chane, Esquire
Attorney for Elijah Mathis
Florida Bar Number: 843547
E-Mail: Laurie@Chanelaw.com
Secondary E-Mail:
service@chanelaw.com
November 18, 25, 2022 22-02008P

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN: 512022CP001427CPAXES
File No. 2022CP001427CPAXES
In Re: The Estate of
EDWARD A. BRUNS,
DECEASED

The administration of the estate of EDWARD A. BRUNS, deceased, File Number 2022CP001427CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's trust and/or estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS 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 November 18, 2022.

Personal Representative:
Denise Diaz

371 Rolling Street
Malverne, NY 11565
Attorney for Trustee:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
November 18, 25, 2022 22-02007P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-001715
IN RE: ESTATE OF
KEVIN DEAN ASTL
Deceased.

The administration of the estate of KEVIN DEAN ASTL, deceased, whose date of death was December 7, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 18, 2022.

Personal Representative:
/s/ Catherine Astl

Catherine Astl
30336 Elderwood Drive
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
/s/ Brian Arrighi
Brian Arrighi, Esq.
Attorney
Florida Bar Number: 10268
NORTH TAMPA LAW GROUP, PLLC
26852 Tonic Drive
Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (813) 377-2892
E-Mail:
service@northtampalawgroup.com
Secondary E-Mail:
brian@northtampalawgroup.com
November 18, 25, 2022 22-02037P

FIRST INSERTION

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

CASE NO: 22-CC-3036
ARBORWOOD AT SUMMERTREE,
INC. a Florida not-for-profit
corporation,
Plaintiff, vs.

DIANNE CAMPBELL and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,

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

Lot 210, ARBORWOOD AT SUMMERTREE, a subdivision, according to the plat thereof recorded in Plat Book 22, Pages 50-63, of the Public Records of Pasco County, Florida. With the following street address: 11616 Scotch Pine Drive, New Port Richey, Florida, 34654.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on December 12, 2022.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14th day of November, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592

Attorney for Plaintiff Arborwood at Summertree, Inc.
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
November 18, 25, 2022 22-02035P

FIRST INSERTION

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

FILE NO.:
2022-CP-001626-CPAXWS
IN RE: ESTATE OF
GAIL LARSON-KENNEDY
Deceased.

The administration of the estate of GAIL LARSON-KENNEDY, deceased, whose date of death was August 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2022-CP-001626-CPAXWS; the address of which is 7530 Little Road, New Port Richey, FL 34654.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 November 18, 2022.

Petitioner
JO MAJESKE

1809 N. Millcrest Dr.,
Sanford, MI 48657
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
November 18, 25, 2022 22-02010P

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.: 51-2022-CA-001072 WS
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
CSMC 2019-RPL7 TRUST,
Plaintiff, vs.

BETTY S. HENNIK A/K/A BETTY
HENNIK, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 7, 2022, and entered in Case No. 51-2022-CA-001072 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2019-RPL7 Trust, is the Plaintiff and Betty S. Hennick a/k/a Betty Hennick, Linda K. Dillon, Byron K Dillon, Unknown Party #1 N/K/A Kaitlynn Iyo, Unknown Party #2 N/K/A George Makkas, 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 December 6, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 36, GROVE PARK UNIT NO. 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 5038 GALAXY DRIVE
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.

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 November, 2022.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #1066621
Justin Ritchie, Esq.
CT - 21-002135
November 18, 25, 2022 22-02034P

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 Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated October 21, 2022, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at www.pasco.realforeclose.com, on December 12, 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
Marinosi 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
16-02248
November 18, 25, 2022 22-02015P

FIRST INSERTION

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

2010CA008412CAAXWS
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
GEORGE A. ORDONEZ,
AMARYLLIS ORDONEZ,
K. HOVNANIAN WINDWARD
HOMES, LLC, ROSEWOOD AT
RIVER RIDGE HOMEOWNERS'
ASSOCIATION, INC., VILLAGES
AT RIVER RIDGE ASSOCIATION,
INC. UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 18, 2022 and an Order Resetting Sale dated November 8, 2022 and entered in Case No. 2010CA008412CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A. is Plaintiff and GEORGE A. ORDONEZ, AMARYLLIS ORDONEZ, K. HOVNANIAN WINDWARD HOMES, LLC, ROSEWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC., VILLAGES AT RIVER RIDGE ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest

and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on December 13, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 292 OF ROSEWOOD AT RIVER RIDGE PHASES 6A AND 6B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

DATED 11/14/22
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
By: s/Jeffrey M. Seiden, Esq.
Jeffrey M. Seiden
Florida Bar No.: 57189
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1496-183288 / DAD
November 18, 25, 2022 22-02014P

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
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 23rd day of January, 2023, 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 10th day of November, 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. 321106
File # 15-F06394
November 18, 25, 2022 22-02005P

PUBLISH YOUR LEGAL NOTICE

We publish all
Public sale,
Estate & Court-
related
notices

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1/20878_V.5

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000084TDAXXX
 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 #: 1806406
 Year of Issuance: 06/01/2019
 Description of Property:
 21-25-17-0150-25400-0080
 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 8 & 9 BLK 254 OR 1380 PG 443 OR 9341 PG 2236
 Name(s) in which assessed:
 JOHN H FRENCH
 KELLY A DAVIDSON
 BEATRICE A FRENCH 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01960P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000099TDAXXX
 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 #: 1811914
 Year of Issuance: 06/01/2019
 Description of Property:
 24-26-15-0030-00000-9690
 BEACON SQUARE UNIT 9 PB 9 PGS 42-43 LOT 969 OR 4196 PG 417 & OR 7705 PG 374 OR 8008 PG 868 & OR 8020 PG 1063
 Name(s) in which assessed:
 WENDY J DEBERNARDO
 REGINA L DEBERNARDO DECEASED
 ESTATE OF WENDY J DEBERNARDO 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01972P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000087TDAXXX
 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 #: 1806867
 Year of Issuance: 06/01/2019
 Description of Property:
 22-24-16-0020-00D00-0350
 GULF SIDE ESTATES PB 6 PG 63 LOT 35 BLOCK D OR 9100 PG 756
 Name(s) in which assessed:
 WILLIAM MCBEE
 LISA MCBEE
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01963P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000102TDAXXX
 NOTICE IS HEREBY GIVEN,
 That DAY CONSULTING AND INVESTMENTS 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 #: 1800581
 Year of Issuance: 06/01/2019
 Description of Property:
 22-24-21-0030-01800-0240
 LAKE GEORGE PARK PB 4 PG 32 LOT 24 BLK 18 OR 7689 PG 384
 Name(s) in which assessed:
 ULTIMATE AUTOMOTIVE GROUP INC
 MICHAEL B MASSEY, 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01975P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000086TDAXXX
 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 #: 1806848
 Year of Issuance: 06/01/2019
 Description of Property:
 22-24-16-0010-00C00-0110
 GULF SIDE ACS PB 5 PG 118 N 100 FT OF LOT 11 BLK C EXC E 150 FT THEREOF OR 4873 PG 50 OR 9481 PG 2164
 Name(s) in which assessed:
 ESTATE OF RICHARD W ROGERS
 ALMA PARADISE
 ESTATE OF RICHARD W ROGERS 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01962P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000094TDAXXX
 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 #: 1810855
 Year of Issuance: 06/01/2019
 Description of Property:
 19-26-16-006C-00000-6050
 BEACON SQUARE UNIT 6 PB 8 PG 139 LOT 605 OR 9404 PG 3111 OR 9429 PG 1089
 Name(s) in which assessed:
 SRINIVASULU KANDUKURU
 RAJASREE KANDUKURU
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01969P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000103TDAXXX
 NOTICE IS HEREBY GIVEN,
 That BLACK CUB 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 #: 1510379
 Year of Issuance: 06/01/2016
 Description of Property:
 09-26-16-0030-18000-0050
 CITY OF NEW PORT RICHEY PB 4 PG 49 LOT 5 BLOCK 180 OR 3091 PG 1343
 Name(s) in which assessed:
 ESTATE OF VALENTINA ZAM
 ESTATE OF VALENTINA Z MYRHORODSKY
 VALENTINA ZAM 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01976P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000093TDAXXX
 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 #: 1810610
 Year of Issuance: 06/01/2019
 Description of Property:
 17-26-16-0550-00000-0070
 SUNSHINE PARK PB 9 PG 143 LOT 7 OR 9779 PG 2361
 Name(s) in which assessed:
 CEDRIC P HAY TRUSTEE
 5619 SUNSHINE PARK DR LAND TR
 PANORMITIS KOULIANOS AS SUCCESSOR TRUSTEE
 5619 SUNSHINE PARK LAND TRUST
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01968P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000075TDAXXX
 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 #: 1802535
 Year of Issuance: 06/01/2019
 Description of Property:
 36-26-21-0020-00001-7410
 TOWN OF CRYSTAL SPRINGS PB 2 PGS 4-5 LOTS 1741 & 1742 OR 6071 PG 899
 Name(s) in which assessed:
 ESTATE OF BILLY RAY HALL
 BILLY RAY 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01954P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000079TDAXXX
 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 #: 1804617
 Year of Issuance: 06/01/2019
 Description of Property:
 20-26-18-0090-01100-0060
 SUNCOAST MEADOWS INCREMENT TWO PB 55 PG 129 BLOCK 11 LOT 6 OR 9655 PG 3480
 Name(s) in which assessed:
 JUDITH A CASERTA
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01957P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000096TDAXXX
 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 #: 1811913
 Year of Issuance: 06/01/2019
 Description of Property:
 24-26-15-0030-00000-9550
 BEACON SQUARE UNIT 9 PB 9 PGS 42-43 LOT 955 OR 3548 PG 1493
 Name(s) in which assessed:
 WINTHROP HENRY PORTER TRUST
 WINTHROP HENRY PORTER TRUSTEE
 WINTHROP HENRY PORTER DECEASED AS TRUSTEE
 THE REVC TRAGRMT OF WINTHROP H PORTER DTD 030596
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01971P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000078TDAXXX
 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 #: 1803817
 Year of Issuance: 06/01/2019
 Description of Property:
 30-26-19-003D-00000-3480
 REPLAT OF REPLAT OF LAKE PADGETT SOUTH UNIT 4 PB 20 PG 40 LOT 348 OR 1197 PG 1473
 Name(s) in which assessed:
 ESTATE OF BARBARA CARON
 BARBARA A CARON
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01956P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000088TDAXXX
 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 #: 1805619
 Year of Issuance: 06/01/2019
 Description of Property:
 09-25-17-0010-00H00-0460
 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 46 & 47 BLOCK H OR 9735 PG 0312
 Name(s) in which assessed:
 MARY CHRISTINE MARTINEZ
 JOSHUA AARON ANEY
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01964P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000106TDAXXX
 NOTICE IS HEREBY GIVEN,
 That CAZENOVIA CREEK FUNDING II 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 #: 1805744
 Year of Issuance: 06/01/2019
 Description of Property:
 09-25-17-0050-05700-0070
 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 7-9 INCL BLOCK 57 OR 8870 PG 0612 OR 9505 PG 1935
 Name(s) in which assessed:
 WILLIAM BRIAN GALE
 VIRGINIA ELLEN JEWELL
 MID-STATE TRUST IV, A TRUST
 MID-STATE TRUST IV
 WILMINGTON TRUST OF FLORIDA NA TRUSTEE
 WILMINGTON TRUST FSB SUCCESSOR
 WILMINGTON TRUST FSB, 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01979P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000085TDAXXX
 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 #: 1806392
 Year of Issuance: 06/01/2019
 Description of Property:
 21-25-17-0150-25100-0350
 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65-68 LOTS 35 36 & 37 BLOCK 251 OR 4566 PG 1649
 Name(s) in which assessed:
 ESTATE OF RICHARD C CRANNELL
 RICHARD C CRANNELL
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01961P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000090TDAXXX
 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 #: 1807937
 Year of Issuance: 06/01/2019
 Description of Property:
 10-25-16-0510-00000-1090
 BROWN ACRES UNIT 5 PB 9 PG 77 LOT 109 OR 4057 PG 1965
 Name(s) in which assessed:
 SHARON K MCGILL
 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01966P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000076TDAXXX
 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 #: 1802859
 Year of Issuance: 06/01/2019
 Description of Property:
 10-26-20-0030-00300-0010
 ABERDEEN - PHASE TWO PB 44 PG 072 BLOCK 3 LOT 1 OR 5311 PG 1952 OR 9125 PG 3842 OR 9505 PG 1935
 Name(s) in which assessed:
 5235 TREIG HOLDING LAND TRUST
 5235 TREIG LANE LAND TRUST
 THE 5235 TREIG LANE LAND TRUST
 REGISTERED AGENTS INC REGISTERED AGENT
 BLACK POINT ASSETS INC 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 December 15, 2022 at 10:00 am.
 October 26, 2022
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Nov. 11, 18, 25; Dec. 2, 2022
 22-01955P

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

What is a public notice?
 A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

11/18/237_V34

SECOND INSERTION

Notice of Application for Tax Deed 2022XX00048TDAXXX

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1811432
Year of Issuance: 06/01/2019

Description of Property:
30-26-16-0160-00000-5190
BUENA VISTA 3RD ADD PB 5 PG 172 LOT 519 OR 8383 PG 1474

Name(s) in which assessed:
MICHAEL LAWRENCE

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01953P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000127TDAXXX

NOTICE IS HEREBY GIVEN, That GABRIEL LEVY, 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 #: 1806016
Year of Issuance: 06/01/2019

Description of Property:
16-25-17-0080-12700-0070
MOON LAKE ESTATES UNIT EIGHT PB 4 PGS 98 & 99 LOTS 7-10 INCL BLK 127 OR 9052 PG 936

Name(s) in which assessed:
JAMES M HERSH

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01981P

SECOND INSERTION

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

File No. 51-2022-CP-1530-WS IN RE: ESTATE OF WILLIAM H. SALZMAN Deceased.

The administration of the estate of WILLIAM H. SALZMAN, deceased, whose date of death was March 29, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little 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 November 11, 2022.

Personal Representative:
STEVEN KANGAS
6004 Pinter Dr.
Holiday, Florida 34690
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
November 11, 18, 2022 22-02003P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000089TDAXXX

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 #: 1806895
Year of Issuance: 06/01/2019

Description of Property:
23-24-16-0030-00000-0290
HUDSON TERRACE 1ST ADDITION PB 7 PG 60 LOT 29

Name(s) in which assessed:
KI-EL MEDINA

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01965P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000101TDAXXX

NOTICE IS HEREBY GIVEN, That DAY CONSULTING AND INVESTMENTS 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 #: 1800583
Year of Issuance: 06/01/2019

Description of Property:
22-24-21-0030-01800-0260
LAKE GEORGE PARK PB 4 PG 32 LOT 26 BLK 18 OR 7689 PG 384

Name(s) in which assessed:
MICHAEL B MASSEY, REGISTERED AGENT
ULTIMATE AUTOMOTIVE GROUP INC

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01974P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000105TDAXXX

NOTICE IS HEREBY GIVEN, That BRIAN J GOODMAN, 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 #: 1309219
Year of Issuance: 06/01/2014

Description of Property:
28-25-16-0080-00200-0042
HERMANSON SUB PB 2 PG 50-A POR OF LOTS 4 5 6 & 7 BLK 2 & POR OF TR 23 PORT RICHEY LAND CO SUB PB 1 PG 61 DESC AS:COM NW COR OF SEC 28 TH ALG N LN OF SEC S89DEG42' 27"E 449.00 FT TH S00DEG19' 56"W 142.55 FT FOR POB TH N29DEG58' 10"E 42.85 FT TH S69DEG00' 14"E 5.25 FT TH 55.90 FT ALG ARC OF CV R RAD 154.00 FT CHD S58DEG 36' 27"E 55.59 FT TH S48DEG12' 33"E 52.14 FT TH 41.59 FT ALG ARC OF CV L RAD 146.00 FT CHD S56DEG22' 15"E 41.45 FT TH S66DEG12' 50"E 23.20 FT TH S75DEG18' 57"E 40.46 FT TH S24DEG28' 45"W 53.05 FT TH 21.66 FT ALG ARC OF CV L RAD 5661.58 FT CHD S24DEG35' 01"W 21.66 FT TH N61DEG22' 07"W 71.06 FT TH N48DEG12' 33"W 118.52 FT TH N86DEG26' 35"W 25.75 FT TH S30DEG02' 32"W 50.86 FT TH N86DEG26' 17"W 13.41 FT TH N29DEG58' 10"E 77.92 FT TO POB

Name(s) in which assessed:
MALBEC II LLC
JONATHAN POLITANO, 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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01978P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000095TDAXXX

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 #: 1810147
Year of Issuance: 06/01/2019

Description of Property:
22-24-16-0180-00000-0710
TOWN & COUNTRY VILLAS SUB PB 6 PG 9 NORTH 10 FT OF LOT 70 & ALL OF LOTS 71 & 72 OR 8631 PGS 3450 & 3451

Name(s) in which assessed:
EVA M BRENNAN

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01967P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000095TDAXXX

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 #: 1810147
Year of Issuance: 06/01/2019

Description of Property:
22-24-16-0180-00000-0710
TOWN & COUNTRY VILLAS SUB PB 6 PG 9 NORTH 10 FT OF LOT 70 & ALL OF LOTS 71 & 72 OR 8631 PGS 3450 & 3451

Name(s) in which assessed:
EVA M BRENNAN

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01967P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000095TDAXXX

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 #: 1810147
Year of Issuance: 06/01/2019

Description of Property:
22-24-16-0180-00000-0710
TOWN & COUNTRY VILLAS SUB PB 6 PG 9 NORTH 10 FT OF LOT 70 & ALL OF LOTS 71 & 72 OR 8631 PGS 3450 & 3451

Name(s) in which assessed:
EVA M BRENNAN

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01967P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000083TDAXXX

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 #: 1805586
Year of Issuance: 06/01/2019

Description of Property:
08-25-17-0510-00000-0490
BEAR CREEK ESTATES UNIT 1 UNREC PLAT TRACT 49 IN SEC 7 & 8 DESC AS COM SW COR OF SEC 8 TH S89DEG28'57"E 1000 FT TH DUE NORTH 3236.9 FT TH DUE WEST 1198.95 FT FOR POB TH N38DEG05'22"E 400 FT TH S51DEG54'38"E 213.33 FT TH S66DEG09'43"W 453.33 FT TO POB OR 3880 PG 1271

Name(s) in which assessed:
ESTATE OF ELAINE A MATKIN
ESTATE OF ELAINE A MATKIN DECEASED
PROTECTED PROPERTY LLC
ALPER TRUSTEES LLC 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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01959P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000080TDAXXX

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 #: 1804980
Year of Issuance: 06/01/2019

Description of Property:
09-24-17-0010-09600-0000
HUDSON GROVE ESTATES UNREC SUB A PORTION OF TRACT 96 BEING FURTHER DESC AS FOLLOWS: THE EAST 146.68 FT OF SOUTH 321.97 FT OF E1/2 OF S3/4 OF SW1/4 OF NW1/4 OF SEC 9 THE SOUTH 25.00 FT BEING RESERVED FOR INGRESS & EGRESS DRAINAGE & OR UTILITY EASEMENTS & THE EAST 25 FT FOR INGRESS & EGRESS EASEMENT OR 1692 PG 732 OR 1695 PG 260 & OR 5549 PG 1073

Name(s) in which assessed:
ESTATE OF SEREENA SWANSTON
MICHAEL SWANSTON
SEREENA SWANSTON

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01958P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000104TDAXXX

NOTICE IS HEREBY GIVEN, That CANAL TAX, 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 #: 1809929
Year of Issuance: 06/01/2019

Description of Property:
05-26-16-0180-00500-0010
PORT RICHEY COMPANY LANDS PB 1 PG 61 TRACT 5 EXC SOUTH 25.00 FT & EXC EAST 25.00 FT&SUBJECT TO DRAINAGE EASEMENT DESC AS COM AT NW COR OF SEC 5 TH S89 DEG37' 05"E 1351.27 FT TH S00 DEG06' 55"W 1266.38 FT TH N89 DEG39' 05"W 1350.00 FT TH N00 DEG06' 55"E 25.00 FT FOR POB TH N00DEG06' 55"E 352.60 FT TH S89DEG53' 05"E 50.00 FT TH S00DEG06' 55"W 329.97 FT TH S89DEG55' 17"E 255.00 FT TH S00DEG06' 55"W 24.04 FT TH N89DEG55' 17"W 305.00 FT TO POB EXC WEST 15 FT THEREOF FOR ROAD R/W AS PER STIPULATED FINAL JUDGMENT RECORDED IN OR 1968 PG 623 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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022

SECOND INSERTION

Amended NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

Case No. 51-2022CA002148WS Honorable Judge: Mansfield, Declan

PLANET HOME LENDING, LLC Plaintiff,

vs.

TROY D. RAINEY; UNKNOWN SPOUSE OF TROY D. RAINEY; CINDY RAINEY; FLORIDA HOME IMPROVEMENT ASSOCIATES, INC; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; FHIA, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
TO: TROY D. RAINEY and UNKNOWN SPOUSE OF TROY D. RAINEY and UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2
LAST KNOWN ADDRESS: 10530 HISBISCUS DR, PORT RICHEY, FL 34668

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 10530 HISBISCUS DR, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 215, JASMINE LAKES UNIT 2-J, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 15-25-16-011A-00000-2150
has been filed against you and you are

required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 or on or before December 05, 2022, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs 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 4th day of November, 2022.

NIKKI ALVAREZ-SOWLES
PASCO County Clerk of Court
BY:
As Deputy Clerk
November 11, 18, 2022 22-01938P

SECOND INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

Case No. 51-2022CA002148WS Honorable Judge: Mansfield, Declan

PLANET HOME LENDING, LLC Plaintiff,

vs.

TROY D. RAINEY; UNKNOWN SPOUSE OF TROY D. RAINEY; CINDY RAINEY; FLORIDA HOME IMPROVEMENT ASSOCIATES, INC; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; FHIA, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
TO: TROY D. RAINEY and UNKNOWN SPOUSE OF TROY D. RAINEY and UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2
LAST KNOWN ADDRESS: 10530 HISBISCUS DR, PORT RICHEY, FL 34668

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 10530 HISBISCUS DR, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 215, JASMINE LAKES UNIT 2-J, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 15-25-16-011A-00000-2150
has been filed against you and you are

required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 or on or before December 19, 2022, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs 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 3rd day of November, 2022.

NIKKI ALVAREZ-SOWLES
PASCO County Clerk of Court
BY:
As Deputy Clerk
November 11, 18, 2022 22-01937P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000080TDAXXX

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 #: 1804980
Year of Issuance: 06/01/2019

Description of Property:
09-24-17-0010-09600-0000
HUDSON GROVE ESTATES UNREC SUB A PORTION OF TRACT 96 BEING FURTHER DESC AS FOLLOWS: THE EAST 146.68 FT OF SOUTH 321.97 FT OF E1/2 OF S3/4 OF SW1/4 OF NW1/4 OF SEC 9 THE SOUTH 25.00 FT BEING RESERVED FOR INGRESS & EGRESS DRAINAGE & OR UTILITY EASEMENTS & THE EAST 25 FT FOR INGRESS & EGRESS EASEMENT OR 1692 PG 732 OR 1695 PG 260 & OR 5549 PG 1073

Name(s) in which assessed:
ESTATE OF SEREENA SWANSTON
MICHAEL SWANSTON
SEREENA SWANSTON

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01958P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000104TDAXXX

NOTICE IS HEREBY GIVEN, That CANAL TAX, 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 #: 1809929
Year of Issuance: 06/01/2019

Description of Property:
05-26-16-0180-00500-0010
PORT RICHEY COMPANY LANDS PB 1 PG 61 TRACT 5 EXC SOUTH 25.00 FT & EXC EAST 25.00 FT&SUBJECT TO DRAINAGE EASEMENT DESC AS COM AT NW COR OF SEC 5 TH S89 DEG37' 05"E 1351.27 FT TH S00 DEG06' 55"W 1266.38 FT TH N89 DEG39' 05"W 1350.00 FT TH N00 DEG06' 55"E 25.00 FT FOR POB TH N00DEG06' 55"E 352.60 FT TH S89DEG53' 05"E 50.00 FT TH S00DEG06' 55"W 329.97 FT TH S89DEG55' 17"E 255.00 FT TH S00DEG06' 55"W 24.04 FT TH N89DEG55' 17"W 305.00 FT TO POB EXC WEST 15 FT THEREOF FOR ROAD R/W AS PER STIPULATED FINAL JUDGMENT RECORDED IN OR 1968 PG 623 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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022

SECOND INSERTION

Amended NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

Case No. 51-2022CA002148WS Honorable Judge: Mansfield, Declan

PLANET HOME LENDING, LLC Plaintiff,

vs.

TROY D. RAINEY; UNKNOWN SPOUSE OF TROY D. RAINEY; CINDY RAINEY; FLORIDA HOME IMPROVEMENT ASSOCIATES, INC; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; FHIA, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
TO: TROY D. RAINEY and UNKNOWN SPOUSE OF TROY D. RAINEY and UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2
LAST KNOWN ADDRESS: 10530 HISBISCUS DR, PORT RICHEY, FL 34668

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 10530 HISBISCUS DR, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 215, JASMINE LAKES UNIT 2-J, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 15-25-16-011A-00000-2150
has been filed against you and you are

required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 or on or before December 19, 2022, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs 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 4th day of November, 2022.

NIKKI ALVAREZ-SOWLES
PASCO County Clerk of Court
BY:
As Deputy Clerk
November 11, 18, 2022 22-01938P

SECOND INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

Case No. 51-2022CA002148WS Honorable Judge: Mansfield, Declan

PLANET HOME LENDING, LLC Plaintiff,

vs.

TROY D. RAINEY; UNKNOWN SPOUSE OF TROY D. RAINEY; CINDY RAINEY; FLORIDA HOME IMPROVEMENT ASSOCIATES, INC; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; FHIA, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;

Defendants,
TO: TROY D. RAINEY and UNKNOWN SPOUSE OF TROY D. RAINEY and UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2
LAST KNOWN ADDRESS: 10530 HISBISCUS DR, PORT RICHEY, FL 34668

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 10530 HISBISCUS DR, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 215, JASMINE LAKES UNIT 2-J, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 15-25-16-011A-00000-2150
has been filed against you and you are

required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 or on or before December 19, 2022, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiffs 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 3rd day of November, 2022.

NIKKI ALVAREZ-SOWLES
PASCO County Clerk of Court
BY:
As Deputy Clerk
November 11, 18, 2022 22-01937P

SAVE TIME



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

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HILLSBOROUGH • PASCO
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUBURBS
Business Observer
12/20/2022 • V.2

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1813-WS
IN RE: ESTATE OF
JACQUELINE F. ENGLE A/K/A
JACQUELINE FRANCES ENGLE
A/K/A JACKIE F. ENGLE
Deceased.

The administration of the estate of Jacqueline F. Engle a/k/a Jacqueline Frances Engle a/k/a Jackie F. Engle, deceased, whose date of death was September 15, 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 November 11, 2022.

Personal Representative:

Shawn E. Engle
18304 Booming Road
Spring Hill, Florida 34610
Attorney for Personal Representative:
Ryan A. Doddridge, Esq.
Attorney

Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatestrustlaw.com
Secondary E-Mail:
michelle@flprobatestrustlaw.com
November 11, 18, 2022 22-02004P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1382-WS
IN RE: ESTATE OF
CHARLOTTE KOERNER
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 CHARLOTTE KOERNER, deceased, File Number 51-2022-CP-1382-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was June 3, 2022; that the total value of the estate is \$2,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DAVID KOERNER
10046 Indian Mound Dr.
New Port Richey, FL 34654
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 THE 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 November 11, 2022.

Personal Giving Notice:

DAVID KOERNER
10046 Indian Mound Dr.
New Port Richey, Florida 34654
Attorney for Person Giving Notice
Attorney
Florida Bar Number: 516619
7317 Little Road
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
November 11, 18, 2022 22-01988P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP000793CPAXWS
IN RE: ESTATE OF
DIANE KATHLEEN OLIVER
JONES,
Deceased.

The administration of the Estate of Diane Kathleen Oliver Jones, deceased, whose date of death was October 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 11, 2022.

Personal Representative

Joan Anstensen
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 3
Attorney for Personal Representative
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
November 11, 18, 2022 22-01939P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2022-CP-001360CPAXWS
IN RE: ESTATE OF
ANTHONY M. NARDELLA
Deceased.

The administration of the estate of Anthony M. Nardella, deceased, whose date of death was June 8, 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 November 11, 2022.

Personal Representative:

Donna Rivera
4 Roma Place
New Paltz, New York 12561
Attorney for Personal Representative:
Eugene L. Beil, Esq. Attorney
Florida Bar Number: 343633
Beil & Hay, PA
12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: webmaste@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
November 11, 18, 2022 22-01989P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001614
IN RE: ESTATE OF
ELIZABETH T. SULLIVAN,
Deceased.

The administration of the estate of Elizabeth T. Sullivan, deceased, whose date of death was June 21, 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 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 November 11, 2022.

Personal Representative:

Jeanette E. Smith
POB 629
Wurtsboro, New York 12790
Attorney for Personal Representative:
David A. Netburn, Esquire
Florida Bar Number: 83781
Rolnick & Netburn
5521 N. University Drive, Ste. 204
Coral Springs, FL 33067
Telephone: (954) 346-5001
Fax: (954) 346-5006
E-Mail:
lawoffice@rolnicknetburn.com
November 11, 18, 2022 22-01990P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001717
IN RE: ESTATE OF
JEFFREY D. MILLER
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 Jeffrey D. Miller, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was June 16, 2022; that the total value of the estate is \$124.02 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Dennis Miller
15216 Lakes of Delray Boulevard,
Apt. 153
Delray Beach, FL 33484
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 November 11, 2022.

Personal Giving Notice:

Dennis Miller
15216 Lakes of Delray Boulevard,
Apt. 153
Delray Beach, FL 33484
Attorney for Person Giving Notice:
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
November 11, 18, 2022 22-02001P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-10987-WS
IN RE: ESTATE OF
EDITH W. BAKER
Deceased.

The administration of the estate of EDITH W. BAKER, deceased, whose date of death was April 21, 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 November 11, 2022.

Personal Representative:

MARLIE BAKER PINTER
11 Cross St., PO Box 114
Elizabethtown, NY 12932
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
November 11, 18, 2022 22-02002P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22 CP 001452
Division Probate
IN RE: ESTATE OF
JEAN ELIZABETH FONTES
A/K/A JEAN E. FONTES
Deceased.

The administration of the estate of Jean Elizabeth Fontes a/k/a Jean E. Fontes, deceased, whose date of death was May 13, 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 November 11, 2022.

Nicholas Fontes

Nicholas Fontes
Personal Representative
16415 Albright Road
Spring Hill, Florida 34610
MICHAEL T. HEIDER, CPA
Attorney Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759
Telephone: (888) 483-5040
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate@heiderlaw.com
November 11, 18, 2022 22-01941P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001240
IN RE: ESTATE OF
KIMBERLY DELAURA COLEMAN
Deceased.

The administration of the estate of Kimberly Delaura Coleman, deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 November 11, 2022.

Personal Representative:

Denise DeLaura
402 Hillside Avenue
Daytona Beach, FL 32118
Attorney for Personal Representative:
HEATHER C. KIRSON
Florida Bar Number: 0044359
CHRISTIAN T. FAHRIG
Florida Bar Number: 95570
Attorney for Petitioner
The Elder Law Center of Kirson & Fuller
1407 East Robinson Street
Orlando, Florida 32801
Phone: (407) 422-3017
Fax: (407) 730-7101
E-Mail: hkirson@kirsonfuller.com
cfahrig@kirsonfuller.com
Secondary E-Mail:
knagel@kirsonfuller.com
November 11, 18, 2022 22-01982P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1599-WS
IN RE: ESTATE OF
GERALD ARTHUR
HAWTHORNE a/k/a
GERALD A. HAWTHORNE
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 GERALD ARTHUR HAWTHORNE a/k/a GERALD A. HAWTHORNE, deceased, File Number 51-2022-CP-1599-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was June 22, 2022; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name
James M. Hawthorne
Address
10224 Old Orchard Lane
Port Richey, FL 34668-1722
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 November 11, 2022.

Personal Giving Notice:

JAMES M. HAWTHORNE
a0224 Old Orchard Lane
Port Richey, Florida 34668-1722
Attorney for Person Giving Notice:
Florida Bar Number: 516619
7317 Little Road
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
November 11, 18, 2022 22-01943P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2022-CP-001855-WS
In Re The Estate Of
GLEN RAY BRATCHER,
Deceased.

The administration of the estate of GLEN RAY BRATCHER, deceased, whose date of death was October 18, 2022, 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 first publication of this notice is November 11, 2022.

KARIN VIHERECK - PR

LAWS 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
November 11, 18, 2022 22-01942P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CC001251CCAXES
SOUTHPORT SPRINGS PARK,
LLC and SUN COMMUNITIES
OPERATING LIMITED
PARTNERSHIP,
Plaintiff, vs.
JERRY DICKEN a/k/a Jerry
Dickens and PILOT BANK,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment and Order Rescheduling Judicial Sale entered in this cause, in the County Court of Pasco County, Nichole "Nicki" Alvarez Sowles, Pasco County Clerk of the Court, will sell the property situated in Pasco County, Florida, described as:

That certain 2007 HEMI mobile home bearing the vehicle identification numbers FL-HMBA174153195A and FL-HMBA174153195B, free and clear of all liens, located in the Community at 3926 Privet Court, Lot No. 469, Zephyrhills, Florida 33541.

at public sale, to the highest and best bidder, for cash, via the internet at www.pasco.realforeclose.com at 11:00 AM. on the 12th day of December 2022. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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

ATLAS LAW, PLLC
Brian Chase, Esq. -
Fla. Bar No. 0017520
Ryan Vatalaro, Esq. -
Fla. Bar No. 125591
Eric W. Bossardt, Esq. -
Fla. Bar No. 124614
3902 North Marguerite Street
Tampa, Florida 33603
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
November 11, 18, 2022 22-01928P

SECOND INSERTION

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

CIVIL DIVISION
Case No.:
2022-CA-1034-WS
NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

vs. SHEARL, ET AL., Defendants.

To: UNKNOWN SPOUSE OF GEORGE HANCOCK 8300 WOODSONG ROW, HUDSON, FL 346607
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to partition of property described as follows, to-wit:

LOT 1748 BEACON WOODS, VILLAGE 11-A, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 12, PAGE 71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Barry M. Elkin, Esq., 15162 Surrey Bend, Spring Hill, FL 34609 and file the original with the Clerk of the above-style Court on or before 12/12/2022, 30 days from the first publication, otherwise a Judgment may

be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on this day of NOV 02 2022.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court
By:
Deputy Clerk

BARRY M ELKIN ESQ
15162 SURREY BEND
SPRING HILL FL 34609
352-799-5342

November 11, 18, 2022 22-01930P

SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 28, 2022 and an Order Rescheduling Foreclosure Sale dated November 1, 2022, entered in Civil Case No.: 2022CA000683CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2019-2, Plaintiff, and ROBERT VENDURA; JENNIFER VENDURA, are Defendants.

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

LOT 254, SEA RANCH ON GULF FOURTH ADDITION,

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey
352.521.4274, ext 8110 (voice) in Dade City

Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: November 7, 2022

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

November 11, 18, 2022 22-01986P

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.:
51-2022-CA-000242-CAAX-ES
PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD G. DAVIDSON, ET AL., Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD G. DAVIDSON
Last Known Address: 2850 WILSON RD, LAND O LAKES, FL 34638
Current Residence Unknown

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

THE NORTH 100 FEET OF THE SOUTH 800 FEET OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1980 FLEET MOBILE HOME, VIN # FLFL1A012333496, PERMANENTLY AFFIXED AND SITUATED THERETO, UPON THE REAL PROPERTY DESCRIBED ABOVE.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. Box 771270, Coral Springs, FL 33077 on or before _____, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of said Court on this day of 11/02/2022.

NIKKI ALVAREZ-SOWLES, ESQ

As Clerk of the Court
By:
As Deputy Clerk

22-00094

November 11, 18, 2022 22-01929P

SECOND INSERTION

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

CASE NO:
22-CC-2100
FORESTWOOD ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTHS. PARKER, DECEASED; 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-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 21, FORESTWOOD UNIT ONE, according to the Plat thereof as recorded in Plat Book 23, Pages I 06 - I 08, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 11735 Rolling Pine Lane, Port Richey, FL 34668

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 December 6, 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
November 11, 18, 2022 22-01984P

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 December 12, 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.

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

November 11, 18, 2022 22-01987P

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.
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 December 06, 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 2 day of November, 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 - ViT

November 11, 18, 2022 22-01934P

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 2022-CC-002562-ES
SADDLEBROOK RESORT CONDOMINIUM ASSOCIATION, INC. Plaintiff,

vs. ROBERT E. SAMMON AND JENNI L. SAMMON Defendants,

TO: Robert E. Sammon

4752 Fox Hunt Drive Unit A810 Wesley Chapel, FL 33543

YOU ARE HEREBY NOTIFIED that an action to foreclose a condominium assessments lien recorded on May 24, 2022, in Official Records Instrument #: 2022115764, in the Public Records of Pasco County, on the following property located in Pasco County, Florida.

ADDRESS:
4752 Fox Hunt Drive, Unit A810, Wesley Chapel, Florida 33543.

LEGAL:
Unit No. A-810, Cluster No. 8, SADDLEBROOK CONDOMINIUM No. 3, according to the Declaration of Condominium as recorded in O.R. Book 1175, Page 484 and in O.R. Book 1188, Page 516 and being further described in the map or plat thereof as recorded in Plat Book 20, Pages 117 through 122 and in Plat Book 21, Pages 10 through 13, together with a non-exclusive easement for ingress and egress over and across the land described in O.R. Book 821, Page 1006 and in O.R. Book 839, Page 1763, Public Records of Pasco County, Florida; together with an

undivided interest in the common elements appurtenant thereto.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12/12/2022 and file the original with the Clerk of this Court either before service upon the 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 day of NOV 02 2022.

Nikki Alvarez-Sowles
Clerk of the Court
BY:

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609

November 11, 18, 2022 22-01936P

SECOND INSERTION

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

CASE NO.: 2022CA001281CAAXES
CALIBER HOME LOANS, INC., Plaintiff, vs. KELVIN WILKES; UNKNOWN SPOUSE OF KELVIN WILKES; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 31, 2022, entered in Civil Case No.: 2022CA-001281CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC., Plaintiff, and KELVIN WILKES; UNKNOWN SPOUSE OF KELVIN WILKES; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC., are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 30th day of January, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 33, BLOCK 43, SEVEN OAKS PARCELS S-6B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 107-115, INCLUSIVE, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey
352.521.4274, ext 8110 (voice) in Dade City

Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: November 3, 2022

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
22-49840

November 11, 18, 2022 22-01932P

SECOND INSERTION

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

CASE NO: 22-CC-14
THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

EDWARD THOMAS BOYLE; UNKNOWN SPOUSE OF EDWARD THOMAS BOYLE; 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-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 171, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, according to the Plat thereof as recorded in Plat Book 28, Pages 77 through 82, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 14313 Tennyson Drive, Hudson, FL 34667

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 December 7, 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

November 11, 18, 2022 22-01983P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000107TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1801706
Year of Issuance: 06/01/2019
Description of Property:
09-26-21-0020-00000-0130
MEADOWBROOK TRAILER ESTATES UNRECORDED PLAT SOUTH 1/2 OF TRACT 13 DESC AS COM AT SE COR OF SW1/4 OF NW1/4 OF SECTION 09 TH N00DEG10' 19"E 332.64 FT TH S89DEG41' 42"W 501.71 FT FOR POB TH CONT S89DEG41' 42"W 167.24 FT TH N00DEG05' 10"E 221.71 FT TH S86DEG59' 05"E 167.48 FT TH S00DEG05' 51"W 212.00 FT TO POB SUBJECT TO AN EASEMENT OVER & ACROSS WEST 25.00 FT THEREOF & LESS SOUTH 25.00 FT THEREOF FOR HILLBROOK AVENUE PER OR 821 PG 1605 OR 9451 PG 248

Name(s) in which assessed:
KAREN WILSMER
LISA WILKERSON
NADINE FLAUNDERS & ET AL
NADINE FLANDERS
NORMA RATHBURN

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 December 15, 2022 at 10:00 am.

October 26, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 11, 18, 25; Dec. 2, 2022
22-01980P

SECOND INSERTION

NOTICE OF DISCHARGE OF THE CO-GUARDIAN ADVOCATES OF THE PROPERTY IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
CASE NO.:
2021-GA-000053-GAAXES
IN RE: GUARDIANSHIP OF BENJAMIN NNAMDJI DUROJAIYE, Developmentally Disabled Person.

YOU ARE NOTIFIED that a Petition for Discharge and Final Report have been filed in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756.

The names and address of the Co-Guardian Advocates are Babatola Durojaiye and Ijeoma Gloria Durojaiye, 3228 Everly Enclave Way, Charlotte, NC 28210, and the name and address of the Guardians' attorney are set forth below. The guardianship will be terminated in Florida because of the Ward's change of domicile to another state.

The Florida Guardian will be discharged. A Guardian of the Ward has been appointed in the State of North Carolina.

The names and address of the Foreign Guardian are Babatola Durojaiye and Ijeoma Gloria Durojaiye, 3228 Everly Enclave Way, Charlotte, NC 28210, and the name and address of the Foreign Guardian's attorney are Rebecca A. Daddino, 7421 Carmel Executive Park, Suite 214, Charlotte, NC 28226.

A Petition for discharge is pending in the Florida guardianship based upon the change of domicile of the Ward.

The guardian filed a Final Accounting and petitioned for discharge on November 2, 2022. If there are no objections, this matter may be resolved without hearing and the jurisdiction over this case will be transferred to the State of North Carolina in the General Court of Justice Mecklenburg County.

Any objections to the guardian's final report or to the petition for discharge must be filed with the clerk of the Florida court within the later of 30 days after service of these pleadings upon interested persons or the date of first publication of this notice.

Objections shall be in writing and shall specify the nature of the objections with particularity.

If a notice of hearing on the objections is not served within 90 days, any objections shall be deemed abandoned.

The date of first publication of this Notice is November 11, 2022.
CARR LAW GROUP, P.A.
LEE R. CARR, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carlawgroup.com
Secondary email address:
pcardinal@carlawgroup.com
November 11, 18, 2022 22-01940P

SECOND INSERTION

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

CASE NO. 2022CA002529CAAXWS
MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff,

vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A HUNT, DECEASED, et.

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A. HUNT A/KIA WILLIAM HUNT, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1435, BEACON WOODS VILLAGE SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/12/22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceed-

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

WITNESS my hand and the seal of this Court at County, Florida, this day of NOV 2 2022.

CLERK OF THE CIRCUIT COURT BY: Patty Hoogewind DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-053699

November 11, 18, 2022 22-01935P

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. 2019CA002908CAAXWS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 01, 2021, and entered in 2019CA002908CAAXWS 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 THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED; WALESKA SANTIAGO A/K/A WALESKA GON-

ZALEZ MONTIJO; BEACON WOODS CIVIC ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA 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 December 06, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 1594 BEACON WOODS, VILLAGE 11-B PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 129 THROUGH 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 12107 MEADOWBROOK LN, HUDSON, FL 34667

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 2 day of November, 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
19-363435 - CaB
November 11, 18, 2022 22-01933P

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 26, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:30 AM
Sale to be held at www.storagetreasures.com.

0A166 - Maloof, Chris; 0B002 - Popovich, George; 0B124 - espinal, Dario; 0C121 - Andres, Heidi; 0D009 - Marcano, Cecil; 0D047 - Guell, Michael; 0E026 - Goodwin, Teri; 0E055 - witz, Vincent; 0E161 - Burrows, George; 0E185 - Saiemi, Heather

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

Time: 09:45 AM
Sale to be held at www.storagetreasures.com.

1020 - Hoover, Teresa; 1023 - Douglass, Lance; 1054 - Tipton, Steve; 1074 - Richardson, Cassandra; 1077 - Freeman, Samantha; 1087 - Kangelaris, Christine M; 1093 - paden, Patricia; 1119 - Cortez, Valenica; 1197 - Workman, Brittany; 1217 - Kraut, Heidi; 2020 - Green, Nikki; 2035 - Burrill, Brenda; 2041 - Mansfield, Charles; 2051 - Manning, Patrick; 2056 - Braun, Jason; 2064 - pattison, Douglas W; 2066 - Pilawa, Alfred; 2071 - Brandenburg, Tiffany; 2084 - Bunkoff, Joelle; 2152 - Kelly, Cheryce; 2208 - Bartolomeo, Yvonne; 2263 - Madewell, Jacqueline; 3067 - chancey, Eleya; 3174 - Bloom, Jamie; 3191 - Green, Brian; 3197 - Mena, Dyanelis; 3209 - Crooker, Johnpaul; 3211 - McDaniel, Jennifer; 3231 - Shaw, Scott; 3302 - fox, Phillip

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 10:00 AM
Sale to be held at www.storagetreasures.com.

A0045 - bermudez, Eliu; B0015 - Hackworth, David; E1136 - Class A Electric LLC Lembo, Mario; E1213 - RUMPH, MARZETTE; E1230 - Schatzer, Steve; E2242 - Parnderlikes, Anthony; E2250 - bennett, josh; E2294 - Ceron, Jessica M; E2348 - Peragine, Jessica; E2364 - Milano, Jonathan

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

Time: 10:15 AM
Sale to be held at www.storagetreasures.com.

11106 - Richardson, Bridget; 11134 - Maid to dust acosta, Amanda; 11174 - Plumtree, Kelly; 11267 - Nightingale, Misty; 11293 - Gardner, Rico S; 11295 - jones, michael; 12001 - baron, steve; 12055 - Powell, George; 12069 - Perz, Jamie; 12085 - Ballard, Jasmine; 13031 - Allberg, Julie; 13078 - Gibson, Odyssey; 13127 - murray, stanley; 13149 - Luquette, Amy; 13160 - Winfield, Joseph; 13321 - Rayfield, Giget; 13335 - Seymour, Amy; 3030 - reeves, Amber

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

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

1206 - Walker, Todd; 1720 - Campbell, Christopher; 2020 - Howe, Todd; 2302 - Podejko, Anthony

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 10:45 AM
Sale to be held at www.storagetreasures.com.

014 - Murray, Laura; 021 - Tzimas, Athanasios; 086 - Adorno, Evelyn; 127 - longworth, Dominique; 175 - soltes, Stephen; 184 - Trubey, Rachel; 205 - Atkinson, Michael; 312 - Muse, Ryan; 340 - Shartle, Andrew; 388A - Wiley, Michael; 436 - Taylor, Darius; 464 - Maxwell, Taja; 496 - h, Anthony torre

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

November 11, 18, 2022

22-01945P

FOURTH INSERTION

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

Case No. 2022-CA-002695 WS
In re:

AVCO MARINE CONSTRUCTION CORPORATION, Assignor,
to LARRY S. HYMAN, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

PLEASE TAKE NOTICE that on or about October 19, 2022, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by AVCO MARINE CONSTRUCTION CORPORATION, Assignor, with its principal place of business at 7032 Clark Street, Hudson, FL 34667, to Larry S. Hyman, Assignee, whose address is PO Box

18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Pasco County.

YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before February 16, 2023.

Oct. 28; Nov. 4, 11, 18, 2022

22-01868P

SECOND 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.:
2014CA004042CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Plaintiff(s),

vs. ALEX M. KOSKOS A/K/A ALEX MICHAEL KOSKOS; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 1, 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 6th day of December, 2022 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or to wit:

Lot 562, Crest Ridge Gardens, Unit Six, according to the map or plat thereof as recorded in Plat Book 8, Page 113, Public Records of Pasco County, Florida.

Property address: 4823 Guardian Avenue, Holiday, FL 34690
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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@padgettlawgroup.com as its primary e-mail address for service, in the above

stated 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@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 14-000749-3
November 11, 18, 2022 22-01985P

SECOND INSERTION

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

CASE NO. 2022CA000736CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF,

vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD A. STOKES, DECEASED; CURTIS GERALD STOKES; SHELLEY LYNN STOKES; BRIAN KEITH STOKES; MARIA LYNN STOKES; SHAD BOLDGUARD STOKES; DUSTIN ALLEN-DAVIS STOKES; BRANDY LEE STOKES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD A. STOKES A/K/A GERALD ALLEN STOKES, DECEASED (LAST KNOWN ADDRESS) 6903 TIERRA LINDA STREET PORT RICHEY, FL 34668

By: SHELLEY LYNN STOKES (LAST KNOWN ADDRESS)
1771 E WOODWARD HEIGHTS BLVD., APT 8 HAZEL PARK, MI 48030

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

LOT 50 OF SAN CLEMENTE EAST UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 120 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 Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before 12/12/2022, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of said Court on this day of NOV 03 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court

By: SHELLEY LYNN STOKES (LAST KNOWN ADDRESS)

Kahane & Associates, P.A.
8201 Peters Road, Ste.3000
Plantation, FL 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
File No. 21-00294 CLNK
November 11, 18, 2022 22-01931P