

PASCO COUNTY LEGAL NOTICES

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 Mobley's Trucking Company located at 8368 Olivebrook Drive, in the County of Pasco, in the City of WESLEY CHAPEL, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at WESLEY CHAPEL, Florida, this 16th day of November, 2022.
 CamCash Enterprises LLC
 November 25, 2022 22-02052P

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 kitchenmore located at 3225 Jackson Drive, in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Holiday, Florida, this 21st day of November, 2022.
 Sandra A Becht
 November 25, 2022 22-02056P

FIRST INSERTION

Notice is hereby given that JOSEPH THOMAS LAMBERT, OWNER, desiring to engage in business under the fictitious name of 7 LEVELS located at 5151 21ST. ST, ZEPHYRHILLS, FLORIDA 33542 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 25, 2022 22-02054P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on December 07, 2022, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, DPG Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
 November 25, 2022 22-02058P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF PASCO COUNTY STATE OF FLORIDA
 PROBATE DIVISION
CASE NO. 2022-CP-001411 CPAX
IN RE: THE ESTATE OF ERNEST M. ENOS
Deceased.

The Administration of the Estate of ERNEST M. ENOS, deceased, whose date of death was June 21, 2022, who died at Maliere Hospice Care Center, New Port Richey, Pasco County, Florida 34653, and whose social security number is xxx-xx-1428, is pending in the 6th Circuit Court for Pasco County, Florida, Probate Division, the address of which is government Center, Little Road, New Port Richey, Florida 34656. The names and addresses of the Co-Personal Representative and the Personal Representative's attorney are set forth below. Letters of Administration were issued on November 16, 2022.

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

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 B&G located at 3412 Kauna Point Drive, in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Holiday, Florida, this 18th day of November, 2022.
 Brenda Joyce Bennett
 November 25, 2022 22-02055P

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 JD lawn and landscape located at 5549 Olympia street in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 11TH day of November, 2022.
 James Edward Duerr
 November 25, 2022 22-02057P

FIRST INSERTION

Notice is hereby given that JAMES MARR, OWNER, desiring to engage in business under the fictitious name of JIM MARRS UPHOLSTERY & FOAM OUTLET located at 6017 PINE HILL 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 25, 2022 22-02053P

FIRST 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-001907
IN RE: ESTATE OF STANISLAW J. MACZUGA a/k/a STANISLAW MACZUGA
Deceased.

The administration of the estate of STANISLAW J. MACZUGA a/k/a STANISLAW MACZUGA, deceased, File Number 22-CP-001907, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7510 Little Rd., New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of death of the decedent is August 10, 2022.

The date of publications of this notice are November 25, 2022, and December 2, 2022.

Personal Representative:
 /s/ Grazyna Maczuga
Grazyna Maczuga
 a/k/a Grazyna Chrzastek Maczuga
 13736 Royston Bend
 Hudson, FL 34669

Attorney for Personal Representative:
 /s/ Barbara M. Brown
 Barbara M. Brown, Esq.
 FBN: 641863
 BROWN & ASSOCIATES LAW & TITLE, P.A.
 11373 Countryway Blvd,
 Tampa, Florida 33626
 (813) 528-4044
 CourtDocuments@Brown ALT.com
 Nov. 25; Dec. 2, 2022 22-02047P

FIRST INSERTION

NOTICE TO CREDITORS
 (summary administration)
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-22-CP-1853-WS
IN RE: ESTATE OF DENISE L. CUTLER
a/k/a DENISE L. CARPENTER
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 Denise L. Cutler, 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 October 18, 2022; that the total value of the estate, less exempt property, is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
 Deborah D. Janovsky
 344 Bethlehem Road
 Mauk, GA 31058

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 25, 2022.

Person Giving Notice:
Deborah D. Janovsky
 344 Bethlehem Road
 Maak, GA 31058

Attorney for Person Giving Notice:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 stacey@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 Nov. 25; Dec. 2, 2022 22-02051P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
Case No: 2022CP001704CPAXWS
In Re: The Estate of LINDA DIANE LANCE,
Deceased.

The administration of the estate of LINDA DIANE LANCE, deceased, whose date of death was July 14, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division; File Number 2022CP1704CPAXWS; the address of which is 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the personal representatives 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 unmaturing, contingent or unliquidated 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 who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 25, 2022.

Signed on this 17th day of October, 2022.

SHARON NELSON
Personal Representative
 27 Cornfield Road
 Buxton, ME 04093
 Wayne R. Coulter
 Attorney for Personal Representative
 Florida Bar No. 114585
 Delzer, Coulter & Bell, P.A.
 7920 U.S. Highway 19
 St. Petersburg, FL 33710
 Telephone: (727) 322-2795
 Stpetelaw@hotmail.com
 Slickerlaw@hotmail.com
 FBN: 0224871
 Nov. 25; Dec. 2, 2022 22-02064P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
CASE NO.: 22-CP-001680CPAXES
IN RE: ESTATE OF DONALD EDWARD TAYLOR, JR.,
Deceased.

The administration of the estate of DONALD EDWARD TAYLOR, JR., whose date of death was April 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative'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 25, 2022.

PERSONAL REPRESENTATIVE:
Nicholas A. Taylor
 7615 Newberry Road
 Durand, MI 48429

ATTORNEY FOR PERSONAL REPRESENTATIVE:
 Mark C. Mann, Esquire
 Florida Bar No.: 0040118
 Berlin Patten Ebling, PLLC
 324 S. Hyde Park Ave., Suite 325
 Tampa, FL 33606
 Phone: (813) 467-7500
 Fax: (813) 251-1662
 Email: mcmann@berlinpatten.com
 Email: kwilson@berlinpatten.com
 Nov. 25; Dec. 2, 2022 22-02061P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2022-CP-1761
IN RE: ESTATE OF PATRICIA E. NELSON,
Deceased.

The administration of the estate of PATRICIA E. NELSON, 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 P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 25, 2022.

Signed on this 17th day of October, 2022.

SHARON NELSON
Personal Representative
 27 Cornfield Road
 Buxton, ME 04093

Wayne R. Coulter
 Attorney for Personal Representative
 Florida Bar No. 114585
 Delzer, Coulter & Bell, P.A.
 7920 U.S. Highway 19
 St. Petersburg, FL 33710
 Telephone: (727) 848-3404
 Email: info@delzercoulter.com
 Nov. 25; Dec. 2, 2022 22-02048P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
CASE NO.: 22-CP-1630CPAXES
IN RE: ESTATE OF ALMA R. BONANO a/k/a ALMA ROSA BONANO,
Deceased.

The administration of the estate of ALMA R. BONANO a/k/a ALMA ROSA BONANO, whose date of death was August 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, FL 34654. The names and addresses of the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 25, 2022.

PERSONAL REPRESENTATIVE:
Jaime L. Bonano
 7219 Leaf Blade Lane
 Wesley Chapel, FL 33545

ATTORNEY FOR PERSONAL REPRESENTATIVE:
 Mark C. Mann, Esquire
 Florida Bar No.: 0040118
 Berlin Patten Ebling, PLLC
 324 S. Hyde Park Ave., Suite 325
 Tampa, FL 33606
 Phone: (813) 467-7500
 Fax: (813) 251-1662
 Email: mcmann@berlinpatten.com
 Email: kwilson@berlinpatten.com
 Nov. 25; Dec. 2, 2022 22-02062P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 22-CP-1537
IN RE: ESTATE OF EDWARD JENSEN,
Deceased.

The administration of the estate of EDWARD JENSEN, deceased, whose date of death was December 30, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 25, 2022.

Robert D. Hines, Esq.
Curator

1312 W. Fletcher Avenue, Suite B.
 Tampa, FL 33612

Robert D. Hines, Esq.
 Attorney for Curator

Florida Bar No. 0413550
 Hines Norman Hines, P.L.L.C.

1312 W. Fletcher Avenue, Suite B.
 Tampa, FL 33612

Telephone: 813-265-0100
 Email: rhines@hnh-law.com

Secondary Email: jrivers@hnh-law.com
 Nov. 25; Dec. 2, 2022 22-02050P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 512022CP001625CPAXES
Division I/J
IN RE: ESTATE OF ROBERT NAGY AKA ROBERT L. NAGY
Deceased.

The administration of the estate of ROBERT NAGY aka ROBERT L. NAGY, deceased, whose date of death was May 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 25, 2022.

Personal Representative:
CAROLE MORGAN NAGY
 2536 Blossom Lake Drive
 Holiday, Florida 34691

Attorney for Personal Representative:
 BARBARA A. EPSTEIN, ESQ.

Attorney
 Florida Bar Number: 917265
 BARBARA A. EPSTEIN & ASSOCIATES, P.A.

P.O. Box 847
 New Port Richey, Florida 34656-0847

Telephone: (727) 845-8433
 Fax: (727) 475-9822

E-Mail: barpeps@msn.com
 Secondary E-Mail:
 maryellen.leone@gmail.com

Nov. 25; Dec. 2, 2022 22-02049P

FIRST INSERTION

NOTICE OF PUBLIC SALE
 The following personal property of MARIANNA ROBINSON VOSE, if deceased any unknown heirs or assigns, and JAMES VOSE, will, on December 7, 2022, at 10:00 a.m., at 37400 Chancey Road, Lot 220, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes,

Section 715.109:
 The Recreational Vehicle and all other personal property located therein at the property address listed above.

PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 Nov. 25; Dec. 2, 2022 22-02059P

FIRST INSERTION

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

Case No. 2022CA00730CAAXWS Land Home Financial Services, Inc. Plaintiff, vs.

Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler; et al.

Defendants.

TO: Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler, Forrest Meredith a/k/a Forrest G. Meredith, Unknown Spouse of Kesha Wachtler a/k/a Kesha A. Wachtler a/k/a Kesha Astin Wachtler and Unknown Spouse of Forrest Meredith a/k/a Forrest G. Meredith

Last Known Address: 6120 Japonica Ct., New Port Richey, FL 34655

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

LOT 121, MAGNOLIA ESTATES PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before

December 27, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 November 17, 2022

Nikki Alvarez-Sowles
As Clerk of the Court
By Yolanda Amburgey
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's attorney
2001 NW 64th St. Suite 130
Ft. Lauderdale, FL 33309
File # 22-F00485
Nov. 25; Dec. 2, 2022 22-02043P

FIRST INSERTION

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

CIVIL DIVISION:

CASE NO.: 2016-CA-004055WS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2,

Plaintiff, v. MARGARET E SIEGEL-CAPALONGO, et., al., Defendants

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure In Rem entered on the 15th day of November 2022, in Case No.: 2016-CA-004055WS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, is the Plaintiff and MARGARET E SIEGEL-CAPALONGO; UNKNOWN PARTY #1 N/K/A RONALD CAPALONGO, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 19th day of December 2022, the following described property as set forth in said Final Judgment, to wit:

LOTS 6, 7 AND 8 BLOCK 158, CITY OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA.
Property Address: 5824, 5830,
5832 WYOMING AVE, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 22nd day of November 2022.

By: /s/ David B. Adamian
David B. Adamian, Esq.
Bar Number: 1025291
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
21-04958-F
Nov. 25; Dec. 2, 2022 22-02065P

FIRST INSERTION

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

CASE NO.: 2022CA002416CAAXWS

NATIONSTAR MORTGAGE, LLC,

Plaintiff, vs.

UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN

INTEREST IN THE ESTATE OF

GARY R. RYMER, JR., et al.,

Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR.

Last Known Address: 3048 BRIGHT DR, HOLIDAY, FL 34691

Current Residence Unknown

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

LOT 2034, HOLIDAY LAKE ESTATES, UNIT TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 28, 29 AND 30, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before Dec 27 2022, 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 the seal of this Court this ___ day of NOV 17 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By Brooklyn Horner
As Deputy Clerk

DeCubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
22-01444

Nov. 25; Dec. 2, 2022 22-02044P

FIRST INSERTION

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL ACTION

CASE NO.:

51-2019-CA-003879-WS

MORTGAGE ASSETS

MANAGEMENT, LLC.,

Plaintiff, vs.

JOANNE GRASSI AKA JOANN GRASSI, et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 26, 2022, and entered in Case No. 51-2019-CA-003879-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company , is the Plaintiff and Joanne Grassi aka Joann Grassi, United States of America Acting through Secretary of Housing and Urban Development, Summertree Villas Homeowners Association, Inc, Summertree Recreation Facility, Inc, fka Pointe West Recreation Facility, Inc., Michael Grassi, Paul Michael Grassi, as Personal Representative of the Estate of Joann Grassi, Paul Michael Grassi, 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 15, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 56, SUMMERTREE PARCEL 1A, PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 127 THROUGH 131, PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA

A/K/A 11531 HOLLY ANN DRIVE

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.

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 16 day of November, 2022.

/s/ Justin Ritchie
Florida. Bar # 106621
Justin Ritchie, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 19-023703

Nov. 25; Dec. 2, 2022 22-02060P

FIRST INSERTION

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

FAMILY LAW DIVISION

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

Division: ZI

IN THE MATTER OF THE

ADOPTION OF: ,

Minor Adoptee.

TO: MICHAEL TROY GIESEKE

Address unknown

YOU ARE NOTIFIED that a

VERIFIED JOINT PETITION

FOR ADOPTION BY RELATED

PERSONS AND TERMINATION

OF PARENTAL RIGHTS has been

filed against you by AURELIA PIA

CINGORANELLI, and EDWARD

ANTHONY CINGORANELLI

regarding the following minor child:

male child born April 1, 2008, born to Aurelia Pia Traub in Safety Harbor, Pinellas County, Florida. The father, Michael Troy Gieseke, is Caucasian, forty-two (42) years old, approximately 6'0" tall, weighs approximately 230 pounds, with brown hair and blue eyes. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained.

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

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

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

UNDER SECTION 63.089, FLO- zuda STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

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

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

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

Nov. 25; Dec. 2, 9, 16, 2022

22-02046P

FIRST INSERTION

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

CASE NO. 51-2022-CA-002253-ES

CROSSCOUNTRY MORTGAGE, LLC

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES, OF DAVID R.

BEADLES A/K/A DAVID ROBERT

BEADLES, DECEASED; CAROLYN

L. BEADLES, AS KNOWN HEIR OF

DAVID R. BEADLES A/K/A DAVID

ROBERT BEADLES, DECEASED;

BRIAN Z. BEADLES, AS KNOWN

HEIR OF DAVID R. BEADLES

A/K/A DAVID ROBERT BEADLES,

DECEASED, et al.

Defendants.

TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OF DAVID

R. BEADLES A/K/A DAVID ROBERT

BEADLES, DECEASED

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS

UNKNOWN

BRIAN Z. BEADLES, AS KNOWN

HEIR OF DAVID R. BEADLES A/K/A

DAVID ROBERT BEADLES, DE-

CEASED

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS

EVANSTON, IL 60201

UNKNOWN SPOUSE OF BRIAN Z.

BEADLES

CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS

2115 LIVINGSTON ST

EVANSTON, IL 60201

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 40, LAKE DOROTHEA GROVE PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 8327 JACQUELINE CT, ZEPHYRHILLS, FL 33541

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

UNDER SECTION 63.089, FLO- zuda STATUTES, FAILURE TO APPEAR AT THE HEARING OR TO FILE A WRITTEN RESPONSE TO THIS NOTICE CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

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

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

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

Nov. 25; Dec. 2, 9, 16, 2022

22-02046P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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

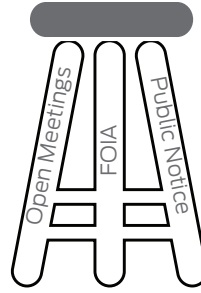
FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

11/20/2022_V25

11/20/2022_V25

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

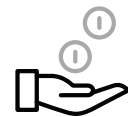


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

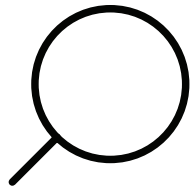


Citizens continue to learn about vital civic matters from newspaper notices.

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

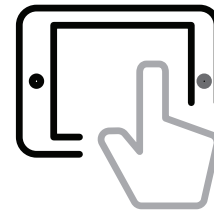
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

THIRD 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

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000092TDAXXX
 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:
 08-26-16-0180-00000-0710
 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

THIRD 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 IN-CREMENT 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

THIRD 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

THIRD 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 FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2019CA003141CAAXWS QUICKEN LOANS INC., Plaintiff, vs. DONALD KEITH, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH 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 19, 2022, the following described property as set forth in said Final Judgment, to wit:
 LOT 46, CRANE'S ROOST SUB-DIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 15 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
 19-369003 - NaC
 November 18, 25, 2022 22-02039P

THIRD 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, REGIS-TERED 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.
 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

THIRD 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
 22-01977P

THIRD 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, REGIS-TERED 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

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

Call **941-906-9386**
 and select the appropriate County name from the menu option
 or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 LV20878_V30

THIRD INSERTION

Notice of Application for Tax Deed
2022XX00096TDAXXX
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 TR AGRMT OF WIN-
THROP 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

THIRD 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 ROG-
ERS 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000100TDAXXX
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 #: 1800580
Year of Issuance: 06/01/2019
Description of Property:
22-24-21-0030-01800-0230
LAKE GEORGE PARK PB 4 PG
32 LOT 23 BLK 18 OR 7689 PG
384
Name(s) in which assessed:
ULTIMATE AUTOMOTIVE
GROUP INC
MICHAEL B MASSEY, REGIS-
TERED 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
22-01973P

THIRD 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 REGIS-
TERED 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

THIRD 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 DE-
CEASED
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

THIRD 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 DEBER-
NARDO 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

THIRD 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 #: 1811099
Year of Issuance: 06/01/2019
Description of Property:
22-26-16-0000-00300-0000
SE1/4 OF NW1/4 OF NW1/4 LY-
ING SOUTH OF SOUTH RIVER
ROAD EXC PORTION DESC AS
EAST 241.92 FT OF NORTH 150
FT
Name(s) in which assessed:
CURLINGTON TRUST
MATTHEW GLENN SCHOEPPE
TRUSTEE
NANETTE MICHELLE SCHO-
EPPE TRUSTEE
THE CURLINGTON TRUST
DATED THE 26 DAY OF JUNE
2020
MATTHEW GLENN SCHOEPPE
AS CO-TRUSTEE
NANETTE MICHELLE SCHO-
EPPE AS CO-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
22-01970P

THIRD 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

THIRD 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
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

THIRD 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 EASE-
MENT 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

THIRD 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

THIRD 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

THIRD 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 SUB-
JECT TO AN EASEMENT
OVER & ACROSS WEST 25.00
FT THEREOF & LESS SOUTH
25.00 FT THEREOF FOR HILL-
BROOK AVENUE PER OR 821
PG 1605 OR 9451 PG 248
Name(s) in which assessed:
KAREN WISMER
LISA WILKERSON
NADINE FLAUNDERS & ET AL
NADINE FLAUNDERS
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 Public Sale
NOTICE IS HEREBY GIVEN that the
undersigned intends to sell the person-
al 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

THIRD 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 TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
51-2022-CP-001890-WS
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 attor-
ney are set forth below.

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

All other creditors of the decedent,
and other persons having claims or 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
Notice is 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

SECOND 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@Chanellaw.com
 Secondary E-Mail:
 service@chanellaw.com
 November 18, 25, 2022 22-02008P

THIRD 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 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE 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

SECOND 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
 Phurns20@tampabay.rr.com
 November 18, 25, 2022 22-02007P

SECOND 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. HENNICK A/K/A BETTY HENNICK, 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 Tyo, 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 on 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 #106621
 Justin Ritchie, Esq.
 CT - 21-002135
 November 18, 25, 2022 22-02034P

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

Andrew Arias, Esq.
 FBN: 89501
 Attorneys for Plaintiff
 Marinosci Law Group, P.C.
 100 West Cypress Creek Road,
 Suite 1045
 Fort Lauderdale, FL 33309
 Phone: (954)-644-8704;
 Fax (954) 772-9601
 ServiceFL2@mlg-defaultlaw.com
 ServiceFL2@mlg-defaultlaw.com
 16-02248
 November 18, 25, 2022 22-02015P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, 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 unmatred, 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 unmatred, 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. Millercrest 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

SECOND 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,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:
 Lot 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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

SECOND 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, LLC
 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

SECOND 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 representative's attorney are set forth below.

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

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

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

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

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

ANNA MARIA LUISA CALDWELL
 f/k/a ANNA MARIA LUISA CALDWELL HICKMAN
Personal Representative

4965 Galleon Court
 New Port Richey, FL 34652
 ROBERT D. HINES
 Florida Bar No. 0413550
 MORGAN A. ROBINSON
 Florida Bar No. 1038923
 Attorneys for Personal Representative
 Hines Norman Hines, PL
 315 South Hyde Park Avenue
 Tampa, FL 33606
 Telephone: 813-251-8659
 Email: rhines@hnh-law.com
 Secondary Email:
 mrobinson@hnh-law.com
 November 18, 25, 2022 22-02009P

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. 51-2014-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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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. 32106
 File # 15-F06394
 November 18, 25, 2022 22-02005P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000048TDAXXX
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

THIRD 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

THIRD 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 ADDI-
TION 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

THIRD 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 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, audiotype, 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@cityofportricher.com.
November 18, 25, 2022 22-02012P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISIONCase No.:
512022CA002143CAAXESHANDCART 20, LLC,
a Florida limited liability company
Plaintiff, v.A.E. BURGIN; ROY H. LAIRD;
THE BISHOP QUIN
FOUNDATION, a Texas corporation;
SINGIN' HILLS MINERALS,
LTD., a Texas limited partnership;
RICHARD COFFEY, SR., and
GLYNDA COFFEY, husband and
wife; ALDEN COFFEY III and
SHERRY COFFEY, husband and
wife; LYNDA YOUNG; J.F.
McVEIGH; METHODIST HOME
FOUNDATION, a Texas corporation;
JPMORGAN CHASE BANK, N.A.,
AS TRUSTEE U/W OF ANNIE
LAIRD FBO THE ROY H. LAIRD
HOSPITAL FOUNDATION;
EPISCOPAL THEOLOGICAL
SEMINARY OF THE SOUTHWEST,
if alive and if dead, their respective
unknown spouses, heirs, devisees,
grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or
against the above Defendants,
Defendants.

TO: Defendants, A.E. BURGIN, if alive,
and if dead, his unknown spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or against
ROY H. LAIRD; ALDEN COFFEY
III, if alive, and if dead, his unknown
spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trustees or
other persons claiming by, through,
under or against ALDEN COFFEY III;
LYNDA YOUNG, if alive, and if dead,
her unknown spouses, heirs, devisees,
grantees, assignees, lienors, creditors,
trustees or other persons claiming by,
through, under or against LYNDA
YOUNG; J.F. McVEIGH, if alive, and if
dead, his unknown spouses, heirs,
devisees, grantees, assignees, lienors,
creditors, trustees or other persons
claiming by, through, under or against
J.F. McVEIGH; and all unknown persons,
if alive, and if dead, or not known to
be dead or alive, their unknown
spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trustees or
other persons claiming by, through,
under, or against the unknown persons,
and others (collectively, "Unknown
Defendants"), and all unknown persons, if
alive, and if dead, or not known to be
dead or alive, their unknown spouses,
heirs, devisees, grantees, assignees,
lienors, creditors, trustees or other
persons claiming by, through, under,
or against the unknown persons, and
others, and, and all other parties having
or claiming to have any right, title
or interest in the real property herein
described.

YOU ARE HEREBY NOTIFIED
that a Verified Complaint for Partition
of Mineral Interests relating to certain
real property located in Pasco County,
Florida, to-wit: SEE EXHIBIT A AT-
TACHED HERETO AND MADE A
PART HEREOF, has been filed against
you and you are required to serve a copy
of your written defenses, if any, to Plaintiff's
attorney, LEONARD H. JOHNSON,
ESQUIRE, of the law firm of
JOHNSON POPE BOKOR RUPPEL &
BURNS LLP, attorneys for the Plaintiff,
HANDCART 20, LLC, a Florida limited
liability company, whose address is
TRUIST Place, 401 East Jackson Street,
Suite 3100, Tampa, Florida 33602,
lenj@jppfirm.com, telephone number
(813) 225-2500 on or before December
19, 2022, and file the original with the
Clerk of this Court either before service
on the Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief
demanded in the Verified Complaint for
Partition of Mineral Interests.

EXHIBIT A
The land referred to herein below
is situated in the County of
Pasco, State of Florida, and described
as follows:
Tract 5: Boger Subdivision, an
Approved Class III, Preliminary
Plan and in accordance with Pasco
County requirements recorded in O.R.
Book 3866, Page 1628, Public Records
of Pasco County, Florida and being
described as follows:
The South 341.60 feet of the
North 1034.40 feet of the South
1376.00 feet of the Southeast 1/4
of Section 31, Township 25 South,
Range 21 East, Pasco County,
Florida, less and except road right
of way for Handcart Road, and
less the East 1313.50 feet thereof,
and subject to an easement for
ingress and egress over and across
the North 20.00 feet thereof, said
Tract 5 being more particularly
described as follows:
Commence at the Southwest
corner of the Southeast 1/4 of
said Section 31; thence South
89°55'59" East, a distance of
35.00 feet to the Easterly r/w line
of Handcart Road; thence North
00°14'34" East, along said r/w a
distance of 341.60 feet; thence
South 89°55'59" East, a distance
of 1314.48 feet; thence South
00°10'31" West, a distance of
341.60 feet; thence North
89°55'59" West, a distance of
1314.87 feet to the Point of Beginning,
LESS that portion conveyed
for right-of-way by deed recorded in
Book 4640, Page 311 and Book
4640, Page 314, of the public records
of Pasco County, Florida.
Tract 7: Boger Subdivision an
Approved Class III Preliminary
Plan, and in accordance with
Pasco County requirements recorded
in O.R. Book 3866, Page
1628, Public Records of Pasco
County, Florida and being described
as follows:
The South 341.60 feet of the
South 1376.00 feet of the Southeast
1/4 of Section 31, Township
25 South, Range 21 East, Pasco
County, Florida, less and except
road right-of-way for Handcart
Road, and less the East 1313.50
feet thereof, said Tract 7 being
more particularly described as
follows:
Commence at the Southwest
corner of the Southeast 1/4 of
said Section 31, thence South
89°55'59" East, a distance of
35.00 feet to a point on the
Easterly r/w line of Handcart
Road, said point being the Point
of Beginning; thence North
00°14'34" East, along said r/w a
distance of 341.60 feet; thence
South 89°55'59" East, a distance
of 1314.87 feet; thence South
00°10'31" West, a distance of
341.60 feet to a point on the
Southeast 1/4 of said Section 31;
thence North 89°55'59" West, along
said South line a distance of 1315.28
feet to the Point of Beginning,
LESS that portion conveyed for
right-of-way by deed recorded in
Book 4608, Page 883 and Book 4608,
Page 885, of the public records of
Pasco County, Florida.

Plaintiff, v.
UNKNOWN HEIRS, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES OF DAVID R. BEADLES
A/K/A DAVID ROBERT BEADLES,
DECEASED; CAROLYN L. BEADLES,
AS KNOWN HEIR OF DAVID R.
BEADLES A/K/A DAVID ROBERT
BEADLES, DECEASED; BRIAN Z.
BEADLES, AS KNOWN HEIR OF
DAVID R. BEADLES A/K/A DAVID
ROBERT BEADLES, DECEASED,
et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES OF DAVID R. BEADLES
A/K/A DAVID ROBERT BEADLES,
DECEASED; CAROLYN L. BEADLES,
AS KNOWN HEIR OF DAVID R.
BEADLES A/K/A DAVID ROBERT
BEADLES, DECEASED; BRIAN Z.
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Defendants.

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Defendants.

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BEADLES, AS KNOWN HEIR OF
DAVID R. BEADLES A/K/A DAVID
ROBERT BEADLES, DECEASED,
et al.
Defendants.

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated January 27, 2022, and entered
in 2021CA002255CAAXES of the
Circuit Court of the SIXTH Judicial
Circuit in and for Pasco County, Florida,
wherein U.S. BANK NATIONAL
ASSOCIATION is the Plaintiff and
ASHLEY D. GETTINO; NICHOLAS
GETTINO A/K/A NICHOLAS A.
GETTINO II; FLORIDA HOUSING
FINANCE CORPORATION;
TIERRA DEL SOL HOMEOWNER'S
ASSOCIATION, INC. are the
Defendant(s). Nikki Alvarez-Sowles,
Esq. as the Clerk of the Circuit Court
will sell to the highest and best bidder
for cash at www.pasco.realforeclose.com,
at 11:00 AM, on December 13,
2022, the following described property
as set forth in said Final Judgment, to
wit:

LOT 4, BLOCK 19, TIERRA DEL
SOL PHASE 1, ACCORDING TO
THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK
52, PAGE(S) 70 THROUGH 84,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA
Property Address: 9300 WELL-
STONE DR, LAND O LAKES, FL
34638
Any person claiming an interest in the

surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accordance
with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a disability
who needs an accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Center,
7530 Little Rd., New Port Richey,
FL 34654; Phone: 727.847.8110 (voice)
in New Port Richey, 352.521.4274, ext
8110 (voice) in Dade City, Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or immediately
upon receiving this notification if the time
before the scheduled appearance is less
than seven days. The court does not
provide transportation and cannot
accommodate such requests. Persons
with disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.
Dated this 10 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
20-016667 - RaO
November 18, 25, 2022 22-02036P

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Attorney for Plaintiff
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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 10 day of November, 2022.
ROBERTSON, ANSCHUTZ