

PASCO COUNTY LEGAL NOTICES

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 February 1, 2023, 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
January 20, 2023 23-00081P

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, February 2, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, DPG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263- 0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Long Lake Ranch Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285
Publication date: January 20, 2023 23-00079P

FIRST INSERTION

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Lakeshore Ranch Community Development District ("District") will hold a special Board meeting on February 13, 2023, at 5:00 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. At the meeting, the Board may consider any business that may properly come before it.

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

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

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

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

Patricia Thibault
District Manager
January 20, 2023 23-00071P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2022-CP-1877 IN RE: ESTATE OF GARRETT ANTHONY PETERS, Deceased.

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

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

All other creditors of the decedent and other persons having claims or de-

mands 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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 20, 2023.

LUANNE PETERS
Personal Representative
39329 County Line Road
Zephyrhills, FL 33563

Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Ave, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
hballinger@hnh-law.com
January 20, 27, 2023 23-00078P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/03/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713. 78.

1J4FX78SISC620131 1995 JEP
1N4AL3AP0FN910936 2015 NISS
2FMDK53C59BA13025 2009 FORD
January 20, 2023 23-00074P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/06/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713. 78.

1FTPW12577KC94619 2007 FORD
1G2AL18F687254314 2008 PONT
1G8ZK52782Z116581 2002 STRN
3GKALPEV5KL293929 2019 GMC
January 20, 2023 23-00073P

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 Sweet Melissa's Soap Shack, located at 15973 Lemack Road, in the County of Pasco, in the City of Dade City, Florida 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 18th day of January, 2023.
Melissa Ann Henagan
January 20, 2023 23-00088P



SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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

OFFICIAL COURTHOUSE WEBSITES

1:23 1 LTE Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1634-WS
IN RE: ESTATE OF
FRANCELINA M. SANDER
Deceased.

The administration of the estate of FRANCELINA M. SANDER, deceased, whose date of death was July 23, 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 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 January 20, 2023.

Personal Representative:

/s/ Gail W. Sander

GAIL W. SANDER

6765 Sumerduck Rd.

Remington, Virginia 22734

Attorney for Personal Representative:

/s/ Donald R. Peyton

DONALD R. PEYTON, Attorney

Florida Bar Number: 516619

7317 Little Road

NEW PORT RICHEY, FL 34654

Telephone: (727) 848-5997

Fax: (727) 848-4072

E-Mail: peytonlaw@yahoo.com

Secondary E-Mail:

peytonlaw2@gmail.com

January 20, 27, 2023 23-00075P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-1826
IN RE: ESTATE OF
LINDA KAY KULIK
Deceased.

The administration of the estate of LINDA KAY KULIK, deceased, whose date of death was September 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 20, 2023.

Personal Representative:

/s/ Tracy Michelle Trepcyk

TRACY MICHELLE TREPCYK

37 Beryl Circle

Pinehurst, NC 28374

Attorney for Personal Representative:

/s/ Stephen Williams

STEPHEN R. WILLIAMS, Attorney

Florida Bar Number: 748188

WILLIAMS & ACKLEY PLC

10820 State Road 54, Suite 202

TRINITY, FL 34655

Telephone: (727) 842-9758

Fax: (727) 848-2494

E-Mail: cyndi@wrplawyers.com

Secondary E-Mail:

srw@wrplawyers.com

January 20, 27, 2023 23-00070P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-0033
IN RE: ESTATE OF
CHRISTINE C. HADDAD
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 Christine C. Haddad, 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 December 24, 2022; that the total value of the estate, less exempt assets, is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Donald Bare

8025 Bunyan Drive

Reynoldsburg, Ohio 43068

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 January 20, 2023.

Personal Giving Notice:

Deanna Bare

8025 Bunyan Drive

Reynoldsburg, Ohio 43068

Attorney for Person Giving Notice:

David A. Hook, Esq.

E-mail Address:

courtsevice@elderlawcenter.com,

stacey@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

January 20, 27, 2023 23-00080P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1897-WS
IN RE: ESTATE OF
JOSEPH JOHN TRAPUZZANO
a/k/a JOSEPH J. TRAPUZZANO
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 JOSEPH JOHN TRAPUZZANO a/k/a JOSEPH J. TRAPUZZANO, deceased, File Number 51-2022-CP-1897-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was July 8, 2022; that the total value of the estate is approx. \$32,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name

JULIA J. SPONSEL

Address

4055 Ivins Ave.

Egg Harbor Twp, NJ 08234

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 January 20, 2023.

Personal Giving Notice:

/s/ Julia J. Sponsel

JULIA J. SPONSEL

4055 Ivins Ave.

Egg Harbor Twp, NJ 08234

Attorney for Person Giving Notice

/s/ Donald R. Peyton

DONALD R. PEYTON, Attorney

Florida Bar Number: 516619

7317 Little Road

NEW PORT RICHEY, FL 34654

Telephone: (727) 848-5997

Fax: (727) 848-4072

E-Mail: peytonlaw@yahoo.com

Secondary E-Mail:

peytonlaw2@gmail.com

January 20, 27, 2023 23-00082P

FIRST INSERTION

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

CASE NO: 2022-CC-003524

BEXLEY HOMEOWNERS
ASSOCIATION, INC., a not-for-
profit Florida corporation,
Plaintiff, vs.JANICE BLAKE BALE; UNKNOWN
SPOUSE OF JANICE BLAKE BALE;
AND UNKNOWN TENANT(S),
Defendants.

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

Lot 37, in Block 1, of BEXLEY SOUTH PARCEL 3 PHASE 1, according to the Plat thereof as recorded in Plat Book 72, Page 104, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 17086 Balance Cove, Land O'Lakes, FL 34638

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on February 13, 2023

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

FIRST INSERTION

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

CASE NO. 2016CA002554CAAXWS
SPECIALIZED LOAN SERVICING
LLC,

Plaintiff, vs.

CINDA L. HART A/K/A CINDA L.

HEART, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2018, and entered in 2016CA002554CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and CINDA L. HART A/K/A CINDA L. HEART 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 February 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2022, REGENCY PARK, UNIT FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 85 AND 86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Club Address: 9201 HUNT CLUB LANE, PORT RICHEY, FL 34668

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

FIRST INSERTION

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

CASE NO. 2022CA002072CAAXWS
NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

RYAN JAMES MALONEY AND

CHRISTINA HOTELLING MCCUE,

et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2022, and entered in 2022CA002072CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and RYAN JAMES MALONEY; CHRISTINA HOTELLING MCCUE 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 February 13, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 228, NATURE'S HIDEAWAY PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 137 THROUGH 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 7525 WHISPER WOODS CT, NEW PORT RICHEY, FL 34655

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

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

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

MANKIN LAW GROUP
By /s/ Brandon K. Mullis
BRANDON K. MULLIS, ESQ.,
Attorney for Plaintiff

E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
January 20, 27, 2023 23-00076P

dance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon 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 18 day of January, 2023.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
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
20-062782 - NaC
January 20, 27, 2023 23-00086P

FIRST INSERTION

dance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon 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 18 day of January, 2023.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
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
22-052588 - NaC
January 20, 27, 2023 23-00087P

FIRST INSERTION

Notice is hereby given that LANH VO, OWNER, desiring to engage in business under the fictitious name of MY NAILS located at 6434 MASSACHUSETTS AVE, NEW PORT RICHEY, FLORIDA 34653 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 20, 2023 23-00083P

FIRST INSERTION

Notice is hereby given that EDMOND KACELI, OWNER, desiring to engage in business under the fictitious name of SEVEN SPRINGS SOUVLAKI located at 2313 SEVEN SPRINGS BLVD, NEW PORT RICHEY, FLORIDA 34655 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.
January 20, 2023 23-00084P

FIRST INSERTION

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

Case No. 2018CA003978CAAXWS
U.S. Bank National Association, as
Trustee, for Residential Asset Securities
Corporation, Home Equity Mortgage
Asset-Backed Pass-Through
Certificates, Series 2005-EMX3,
Plaintiff, vs.
Daniel Vanwinkle a/k/a Daniel Van
Winkle a/k/a Daniel W. Vanwinkle,
et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003978CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EMX3 is the Plaintiff and Daniel Vanwinkle a/k/a Daniel Van Winkle a/k/a Daniel W. Vanwinkle; United States of America, Department of the Treasury - Internal Revenue Service; Shadow Ridge Homeowners' Association, Inc.; Chad C. Van Winkle a/k/a Chad Van Winkle; Dana K. Crisp a/k/a Dana Crisp f/k/a Dana K. Williams f/k/a Dana Williams; Hannah Elizabeth Durborow a/k/a Hannah E. Durborow f/k/a Hannah Ilene Graham f/k/a Hannah Graham; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other Parties claiming interest by, through, under or against the Estate of Daniel Vanwinkle a/k/a Daniel Van Winkle a/k/a Daniel W. Vanwinkle, Deceased are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest

FIRST INSERTION

Notice is hereby given that LORI SINGLETON, OWNER, desiring to engage in business under the fictitious name of LS MESSAGE THERAPY located at 5301 17TH 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.
January 20, 2023 23-00072P

and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 13th day of February, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 272, SHADOW RIDGE, UNIT THREE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGES 136-137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 17th day of January, 2023.

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. 321006
File # 18-F03183
January 20, 27, 2023 23-00085P

FIRST INSERTION

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

2018CA003651CAAXWS
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF CWALT, INC. ALTERNATIVE
LOAN TRUST 2006-OA18,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-OA18,
Plaintiff, vs.

MAYA H. WILLIAMS A/K/A MAYA
WILLIAMS; UNKNOWN SPOUSE
OF MAYA H. WILLIAMS A/K/A
MAYA WILLIAMS; UNKNOWN
HEIRS OF MAYA H. WILLIAMS
N/K/A MAYA WILLIAMS;
LONG LEAF NEIGHBORHOOD
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of foreclosure dated September 13, 2022 and an Order Canceling and Resetting Foreclosure Sale dated December 15, 2022, and entered in Case No. 2018CA003651CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18 is Plaintiff and MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN SPOUSE OF MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN HEIRS OF MAYA H. WILLIAMS N/K/A MAYA WILLIAMS; LONG LEAF NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL

UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR H

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CIVIL DIVISION
Case No.: 512022CA001175CAAXES
PTC BOYETTE, LLC, a Delaware limited liability company, Plaintiff, v.

E. FRED HERSCHBACH; JOHN K. KEYES; DR. A.H. McCOY; HAYWOOD HANNA, JR.; JULIA B. HANNA; HAROLD M. WARD; MARGARET C. WARD; ROBERT S. DIX; DAN MCKENZIE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; M.B. RUDMAN; THE UNKNOWN TRUSTEE OF THE MR TRUST; THE UNKNOWN TRUSTEE OF THE RUDMAN FAMILY TRUST; MAURINE GENECOV MUNTZ; ROY T. ANDERSON, or his successors, TRUSTEE OF THE ROY T. ANDERSON TRUST DATED DECEMBER 5, 1989; WALLACE CHRISTENSEN; THOMAS G. THOMPSON; BEN E. SUTTON and ELIZABETH T. SUTTON, husband and wife; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARTHA KATHYRN LEWIS MARSHALL; MARY JON BRYAN; ALYNE T. PATRICK; and PASCO COUNTY, a political subdivision of the State of Florida, 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.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition entered on January 4, 2023, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512022CA001175CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, at public sale, to the highest and best bidder for cash on the 21st DAY OF FEBRUARY, 2023 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

PARCEL 1: Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence along the East line thereof run South 02°06'57" West, 1763.49 feet for a POINT OF BEGINNING; thence continue South 02°06'57" West, 890.36 feet to the Southeast corner of said Section 8; thence along the South line of said Section 8, run North 89°54'37" West, 1311.86 feet to the Easterly right-of-way line of Interstate No. 75; thence along said Easterly right-of-way line North 03°56'35" East, 937.22 feet; thence leaving said right-of-way line South 87°53'03" East, 1281.16 feet to the POINT OF BEGINNING.

PARCEL 2: The West 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; LESS AND EXCEPT the North 379.00 feet thereof; AND The North 1/2 of the Southwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; LESS THE FOLLOWING: Commence at the Northeast corner of the Southwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, run North 89°49'04" West, 45.94 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence continue North 89°49'04" West, 933.37 feet; thence parallel to said right-of-way line South 00°19'34" West, 441.78 feet; thence South 89°49'04" East, 272.50 feet; thence South 00°19'34" West, 885.54 feet to the South line of said North 1/2 of the Southwest 1/4; thence along said line South 89°30'58" East, 660.87 feet to said right-of-way line; thence along said right-of-way line, North 00°19'34" East, 1330.80 feet to the POINT OF BEGINNING.

PARCEL 3: All that part of the East 1/2 of Section 17, Township 25 South, Range 20 East, Pasco County, Florida, lying East of the right-of-way of Interstate No. 75; LESS AND EXCEPT the following. Commence at the North-

east corner of Section 17, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof run North 89°54'37" West, 789.04 feet for a POINT OF BEGINNING; thence South 03°56'35" West, 1282.74 feet; thence North 86°03'25" West, 521.64 feet to the Easterly right-of-way line of Interstate No. 75; thence along said right-of-way line North 03°56'35" East, 1247.61 feet, to the North line of said Section 17; thence along said line South 89°54'37" East, 522.82 feet to the POINT OF BEGINNING; ALSO LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 4: All that part of the Northeast 1/4 of Section 20, Township 25 South, Range 20 East, AND All that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 25 South, Range 20 East, Pasco County, Florida, lying East of the right-of-way of Interstate No. 75; LESS AND EXCEPT those portions described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 5: All that part of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, lying West of the right-of-way of McKendree Road; AND All that part of the North 845.49 feet of the Southwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, lying West of the right-of-way line of McKendree Road; LESS AND EXCEPT the following: Commence at the Northwest corner of the Southwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, thence along the North line thereof run North 89°51'36" East, 2513.09 feet to the Westerly right-of-way line of McKendree Road; thence along said right-of-way line, South 00°15'19" West, 197.59 feet for a POINT OF BEGINNING; thence continue along said right-of-way line South 46°49'34" West, 395.65 feet; thence continue along said right-of-way line South 44°25'04" West, 231.31 feet; thence leaving said right-of-way line, North 00°02'02" East 434.50 feet; thence North 89°51'38" East, 450.00 feet to the POINT OF BEGINNING. ALSO LESS AND EXCEPT the following: Commence at the Northeast corner of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, North 89°12'45" West, 69.00 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence along said right-of-way line South 00°27'41" West, 1053.00 feet; thence leaving said right-of-way line North 89°08'41" West 854.46 feet; thence North 03°19'00" East, 1053.00 feet to the North line of said Northwest 1/4; thence along said line South 89°12'45" East, 802.00 feet to the POINT OF BEGINNING. ALSO LESS AND EXCEPT any portion thereof lying within those lands described in Resolution No. 14-129 recorded in Official Records Book 9011, page 3140, of the public records of Pasco County, Florida.

PARCEL 6: The following described parcel located in Pasco County, Florida: Commence at the Northeast corner of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, North 89°12'45" West, 69.00 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence along said right-of-way line South 00°27'41" West, 1053.00 feet; thence leaving said right-of-way line North 89°08'41" West 854.46 feet; thence North 03°19'00" East, 1053.00 feet to the North line of said Northwest 1/4; thence along said line South 89°12'45" East, 802.00 feet to the POINT OF BEGINNING.

PARCEL 7: The East 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; Together with: The North 379.0 feet of the West 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; Together with: A portion of the Southwest 1/4 of Section 9, a portion of the Southeast 1/4 of Section 9, and a portion of the Northwest 1/4 of Section 9, lying South of State Road 52, in Township 25 South, Range

20 East, Pasco County, Florida; All being more particularly described as follows: Begin at a 4" x 4" concrete monument stamped "L.B.6382" marking the center of Section 16, Township 25 South, Range 20 East; run thence North 89°50'58" West, along the South boundary of the Northwest 1/4 of said Section 16, a distance of 1316.60 feet to the Southwest corner of the East 1/2 of said Northwest 1/4; thence North 00°18'03" West, along the West boundary of said East 1/2, a distance of 2260.04 feet to the Southeast corner of the North 379.0 feet of the West 1/2 of said Northwest 1/4; thence South 89°57'51" West, along the South boundary, of said North 379.0 feet, a distance of 1323.61 feet to the Southwest corner thereof; thence North 00°28'26" West, along the West boundary of the Northwest 1/4 of said Section 16, a distance of 379.10 feet to the Northwest corner thereof, also being the Southwest corner of said Section 9, Township 25 South, Range 20 East; thence North 02°05'07" East, along the West boundary of said Section 9, a distance of 1008.80 feet to the Southwest corner of those lands described in Official Records Book 3722, page 677, of the public records of Pasco County, Florida; thence along the South and East boundaries thereof by the following three (3) courses: (1) South 87°54'53" East, a distance of 100.0 feet; (2) North 02°05'07" East, a distance of 1648.80 feet to a point of intersection with the North boundary of the Southwest 1/4 of aforementioned Section 9; (3) North 02°18'02" East, a distance of 364.68 feet to the Northeast corner of said lands; thence North 02°18'02" East, a distance of 48.20 feet to a point of intersection with the centerline of survey of State Road 52 as shown on that certain specific purpose survey prepared for the State of Florida Department of Transportation, Project No. 14120, sheet 3 of 9 dated 6/18/1987; thence along said centerline of survey by the following three (3) courses: (1) North 84°31'42" East, a distance of 50.96 feet to a point of curvature; (2) 1314.89 feet along the arc of a curve, concave Southerly, having a radius of 5635.65 feet, a central angle of 13°22'05" and a chord bearing South 88°47'16" East, a distance of 1311.91 feet to a point of tangency; (3) South 82°06'13" East, a distance of 1127.47 feet to a point of intersection with the Northerly prolongation of the West boundary of those lands described in Official Records Book 1671, page 392 of the public records of Pasco County, Florida; thence departing said centerline, South 00°19'30" West, along said Northerly prolongation, a distance of 245.16 feet to the Northwest corner of said lands; thence South 00°19'30" West, a distance of 100.09 feet to the Southwest corner of said lands; thence South 00°33'40" West, a distance of 2540.01 feet to a point of intersection with the South boundary of the Southwest 1/4 of aforementioned Section 9, said point being located 16.00 feet on a bearing of North 89°57'20" East from the Southwest corner thereof thence South 00°13'24" West, a distance of 2643.58 feet to the POINT OF BEGINNING; LESS AND EXCEPT rights-of-way for State Road 52 and McKendree Road; ALSO LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 8: A parcel of land lying in Section 8, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows: BEGINNING on the East 1/4 corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida, and run thence South 02°06'57" West, 1763.49 feet along the East boundary of the Southeast 1/4 of said Section 8; thence North 87°53'03" West, 1281.16 feet to the Easterly Limited Access Right-of-Way line of Interstate No. 75; thence North 03°56'35" East, 1077.54 feet along said Easterly Limited Access Right-of-Way line; thence North 11°54'32" East, 284.17 feet along said Easterly Limited Access Right-of-Way line; thence North 84°25'25" East, 1158.97 feet; thence North 02°08'00" East, 251.30 feet; thence North 02°23'30" East, 348.70 feet to the Southerly right-of-way line of State Road No. 52; thence North 84°26'14" East, 50.04 feet along said Southerly right-of-way line to the East boundary

of the Northeast 1/4 of said Section 8; thence South 02°20'44" West, 355.34 feet along said East boundary to the POINT OF BEGINNING; LESS AND EXCEPT those portions described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida. PARCEL 9: A parcel of land lying in Section 17, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows: From the Northeast corner of said Section 17; run thence North 89°54'37" West, 789.04 feet along the North boundary of said Section 17, to the POINT OF BEGINNING; thence South 03°56'35" West, 1282.74 feet; thence North 86°03'25" West, 521.64 feet to a point on the Easterly Limited Access Right-of-Way Line of Interstate No. 75; thence along said Easterly Limited Access right-of-way Line of Interstate No. 75, North 03°56'35" East, 1247.61 feet to a point on the North boundary of said Section 17; thence along the North boundary of said Section 17, South 89°54'37" East, 522.82 feet to the POINT OF BEGINNING.

PARCEL 10: Begin at the Southwest corner of the Northwest 1/4 of Section 9, Township 25 South, Range 20 East, Pasco County, Florida; thence North 02°21'04" East, along the West line thereof, a distance of 355.20 feet to the South right-of-way line of State Road 52; thence North 84°27'41" East, along said right-of-way line, a distance of 100.94 feet; thence departing said right-of-way line, South 02°21'04" West, a distance of 364.66 feet to the South line of said Northwest 1/4; thence South 02°07'46" West, parallel with the West line of said Southwest 1/4, a distance of 1648.41 feet; thence North 87°52'14" West, a distance of 100.00 feet to the West line of said Southwest 1/4; thence North 02°07'46" East, a distance of 1644.80 feet to the POINT OF BEGINNING; LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

ALSO DESCRIBED AS (OVERALL LEGAL DESCRIPTION): A portion Sections 8, 9, 16, 17, 20 and 21, Township 25 South, Range 20 East, Pasco County, Florida, lying South of State Road 52 and East of Interstate 75 (State Road 93), being more particularly described as follows: COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 16; thence S.89°57'20"W, 26.02 feet along the Northerly boundary line of the Northwest 1/4 of said Section 16 to the Westerly maintained right-of-way line of MCKENDREE ROAD, per Pasco County Project "X88640.00" (dated 11/02/06) and the POINT OF BEGINNING; thence along said Westerly maintained right-of-way line the following four courses: S.00°23'53"W, 522.21 feet; thence S.00°18'16"W, 968.23 feet; thence S.00°20'29"W, 855.94 feet; thence S.00°08'04"W, 296.83 feet to the Southerly boundary line of the Northwest 1/4 of said Section 16, said line also being the Northerly boundary line of property described in Official Records Book 3649, Page 624, of the Public Records of Pasco County, Florida; thence N.89°50'35"W, 933.11 feet along said Northerly and Southerly boundary lines to the Northwest corner of said property described in Official Records Book 3649, Page 624; thence along the Westerly boundary line of said property described in Official Records Book 3649, Page 62 the following three course: S.00°17'25"W, 441.72 feet; thence S.89°49'36"E, 272.49 feet; thence S.00°18'11"W, 885.43 feet to the Northerly boundary line of property described in Official Records Book 4549, Page 223, of the Public Records of Pasco County, Florida; thence N.89°32'57"W, 1908.48 feet along said Northerly boundary line to the Westerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E, 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E, 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; 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CONT'D FROM PREVIOUS PAGE

SECOND INSERTION

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.
/s/ Leonard H. Johnson

Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Telephone: (813) 225-2500
Primary: lenj@jppfirm.com
Secondary: sheadam@jppfirm.com
Attorneys for Plaintiff
www.jppfirm.com
January 13, 20, 2023 23-00028P

OFFICIAL COURTHOUSE WEBSITES

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sarasotaclerk.com collierclerk.com polkcountyclerk.net
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SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2022CA002337CAAXES
Wells Fargo Bank, N.A.
Plaintiff, vs.
Jessica L. Cross a/k/a Jessica Lynn Cross; et al.
Defendants.
TO: Unknown Spouse of Jessica L. Cross a/k/a Jessica Lynn Cross, Gregory M. Cross a/k/a Gregory Michael Cross and Unknown Spouse of Gregory M. Cross a/k/a Gregory Michael Cross
Last Known Address: 26328 PHEASANT RUN WESLEY CHAPEL, FL

33544
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
TAMPA HIGHLANDS, UNRECORDED LOT 656;
A TRACT OF LAND LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING PART OF UNRECORDED MAP AND BEING MORE AN PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SECTION 35, RUN NORTH 89 DEGREES 07'11" WEST, ALONG THE NORTH LINE, A DISTANCE OF 2643.27 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 04'16" WEST, A DISTANCE OF 1722.64 FEET TO A POINT; THENCE RUN SOUTH 5 DEGREES 10'31" WEST, A DISTANCE OF 941.61 FEET TO A POINT; THENCE RUN SOUTH 6 DEGREES 54'15" EAST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 51'38" WEST, A DISTANCE OF 172.20 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 06'02" EAST, A DISTANCE OF 901.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 06'02" EAST A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN

SOUTH 0 DEGREES 53'58" WEST, A DISTANCE OF 290.0 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 06'02" WEST, A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN NORTH 0 DEGREES 53'58" EAST, A DISTANCE OF 290.0 FEET TO THE POINT OF BEGINNING.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 2-13-23, 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 JAN 10 2023.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By Patty Hoogewind
As Deputy Clerk
Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
File # 22-F01267
January 13, 20, 2023 23-00061P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2022CA002081CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
SAMUEL DWAYNE SUMPTER; UNKNOWN SPOUSE OF SAMUEL DWAYNE SUMPTER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 3, 2023 entered in Civil Case No. 2022CA-002081CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and SAMUEL DWAYNE SUMPTER and UNKNOWN TENANT #1 N/K/A BRANDY DOE are defendants, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on February 8, 2023 the following described property as set forth in said Final Judgment, to-wit:
LOT 2907, BEACON SQUARE UNIT 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 139 AND 140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3518 Moog

Road, Holiday, FL 34691
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftrealprop@kelleykronenberg.com
/s/ Jason M. Vanslette
Jason M. Vanslette, Esq.
FBN: 92121
File No: M22134-JMV
January 13, 20, 2023 23-00064P

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2015-CA-002550-ES
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST, Plaintiff, v.
CAROL A. BIZUP AKA CAROL ANN BIZUP, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated January 6, 2023, issued in and for Pasco, Florida, in Case No. 2015-CA-002550-ES, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST is the Plaintiff, and CAROL A. BIZUP AKA CAROL ANN BIZUP and THE HOMEOWNERS ASSOCIATION OF CYPRESS COVE, INC. F/K/A CYPRESS COVE HOMEOWNERS ASSOCIATION, INC. are the Defendants.
The Clerk of the Court, PASCO CLERK OF COURT, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on MAY 8, 2023, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:
LOT 73, CYPRESS COVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 1732 Pintail

Court, Lutz, FL 33549
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: This 9 day of January, 2023.
Respectfully submitted,
HOWARD LAW GROUP
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Harris S. Howard, Esq.
Florida Bar No.: 65381
E-Mail: Harris@HowardLaw.com
Evan R. Raymond, Esq.
Florida Bar No.: 85300
E-Mail: Evan@HowardLaw.com
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 13, 20, 2023 23-00058P

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022-CC-2697
WHITBURN, LLC
PLAINTIFF, VS.
NEWPORT PROPERTIES INC. a Florida Corporation,
DEFENDANT(S)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2022-CC-002697 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WHITBURN, LLC, is the Plaintiff and Newport Properties Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on February 8, 2023, the following described property as set forth in said Final Judgment, to wit:
Lot 5, Block 16, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Page 129, Public Records of Pasco County, Florida.
More commonly known as: 3336 Cardinal Feather Dr., Land O'Lakes, FL 34638 ("Property").
Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 9th day of January, 2023.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
January 13, 20, 2023 23-00045P

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SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP001675CPAXWS
IN RE: ESTATE OF
ALEX M. FENECH Deceased.

The administration of the estate of Alex M. Fenech, deceased, whose date of death was May 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023.

Personal Representative:

Eugene L. Beil
12300 US Hwy 19
Hudson, Florida 34667
Attorney for Personal Representative:
Cedric P. Hay, Esq., Attorney
Florida Bar Number: 0722510
Beil & Hay, PA
12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: webmaste@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
January 13, 20, 2023 23-00063P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP002029CPAXWS
Division 1/J
IN RE: ESTATE OF
PAUL ASHTON CRAIG JR. AKA
PAUL A. CRAIG JR. AKA PAUL A.
CRAIG 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 PAUL ASHTON CRAIG JR. aka PAUL A. CRAIG JR. aka PAUL A. CRAIG, deceased, File Number 512022CP002029CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was July 28, 2022; that the total value of the estate is \$65,900.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
SHAWN PAUL CRAIG, SR.	271 West Holly Drive Orange City, FL 32763
PAUL ASHTON CRAIG, III	2016 NE Eastwood Court Blue Springs, Missouri 64014

KAREN COLEMAN SUTTON 103 W. Cross Street Galena, Maryland 21635
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 January 13, 2023.

Person Giving Notice:

SHAWN PAUL CRAIG, SR.
271 West Holly Drive
Orange City, Florida 32763
Attorney for Person Giving Notice
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcoelaw.com
Secondary E-Mail:
eservice@siegcoelaw.com
January 13, 20, 2023 23-00057P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1085-W5
IN RE: ESTATE OF
WILMA LEE HARTMAN
Deceased.

The administration of the estate of WILMA LEE HARTMAN, deceased, whose date of death was April 21, 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 January 13, 2023.

Personal Representative:

/s/ Robert Carrigan
ROBERT CARRIGAN
2506 Freepport Road
Natrona Heights, PA 15065
Attorney for Personal Representative:
/s/ Donald R. Peyton
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 LITTLE ROAD
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
January 13, 20, 2023 23-00030P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-001814
Division: Probate
IN RE: ESTATE OF
NORMA JEAN SMITH (A/K/A NORMA JEAN RHODES-SMITH A/K/A NORMA JEAN RHODES)
Deceased.

The administration of the estate of Norma Jean Smith (a/k/a Norma Jean Rhodes-Smith a/k/a Norma Jean Rhodes), deceased, whose date of death was September 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023

Personal Representative:

/s/ Stephanie Rhodes Buswell
Stephanie Rhodes Buswell
30200 Double Drive
Wesley Chapel, Florida 33545
Attorney for Personal Representative:
/s/ Tanya Bell
Tanya Bell, Esq.
Florida Bar Number: 52924
Sarah E. Voss, Esq.
Florida Bar Number: 1025128
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
SVoss@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
January 13, 20, 2023 23-00065P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23CP000027
IN RE: ESTATE OF
GUS NICK NICHOLAS
Deceased.

The administration of the estate of GUS NICK NICHOLAS, deceased, whose date of death was December 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023

Personal Representative:

/s/ Deanna Shrodes
DEANNA SHRODES
5036 Spectacular Bid Drive
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
/s/ Dale Brewster
Dale Brewster, Esquire
Attorney for
Personal Representative
Florida Bar Number: 0082211
948B CYPRESS VILLAGE BLVD
SUN CITY CENTER, FLORIDA 33573
Telephone: (813) 633-8772
Fax: (813) 642-0030
E-Mail:
DBREWSTER7@VERIZON.NET
January 13, 20, 2023 23-00066P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000012CPAXWS
IN RE: ESTATE OF
THOMAS C. LEWIS
Deceased.

The administration of the estate of Thomas C. Lewis, deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023.

Personal Representatives:

/s/ Michael Coffey
Michael Coffey
1552 Paloma Lane
Dunedin, Florida 34698
/s/ Kevin T. Lewis
Kevin T. Lewis
1864 Taft Avenue
Rolling Meadows, Illinois 60008
Attorney for Personal Representatives:
/s/ G. Michael Mackenzie
G. Michael Mackenzie, Attorney
Florida Bar Number: 151881
2032 Bayshore Blvd.
DUNEDIN, FL 34698
Telephone: (727) 733-1722
Fax: (727) 733-1717
E-Mail: mike@mike-mackenzie.com
Secondary E-Mail:
gmike997@gmail.com
January 13, 20, 2023 23-00033P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-2012
IN RE: ESTATE OF
BARBARA A. MALCAK,
Deceased.

The administration of the estate of BARBARA A. MALCAK, deceased, whose date of death was November 21, 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 January 13, 2023.

Signed on this 1 day of DECEMBER,

2022.

/s/ Kenneth Ray Oliver

KENNETH RAY OLIVER
Personal Representative
9615 State Road 157
Clay City, IN 47841
/s/ Wayne R. Coulter
Wayne R. Coulter
Attorney for
Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
January 13, 20, 2023 23-00034P

SECOND INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number
2022-CP-001348CPAXWS
IN RE: ESTATE OF JOHN L.
BAKER, ALSO KNOWN AS
JOHN LANGLEY BAKER,
DECEASED

The administration of the estate of John L. Baker, also known as John Langley Baker, deceased, whose date of death was June 2, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of the Circuit Court, Probate Division, Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, 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 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 January 13, 2023.

Personal Representative:

Gary G. Thompson
309 Warren Road
Franklin, PA 16323
Attorney for Personal Representative:
Stephen D. McCann, Attorney
Florida Bar No.: 211532
2180 Immokalee Road, Suite 306
Naples, FL 34110
Telephone: (239) 591-2700
Fax: (239) 591-2706
e-mail: sdmccanna@aol.com
January 13, 20, 2023 23-00031P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2022-CP-001898
IN RE: ESTATE OF
THOMAS KELLEY MCKELL,
Deceased.

The administration of the estate of THOMAS KELLEY MCKELL, deceased, whose date of death was October 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023.

Personal Representative:

LOUIS A. MINARDI, JR.
19601 Gunn Highway
Odessa, Florida 33556
Attorney for
Personal Representative:
JAMES W. GOODWIN, ESQUIRE
Florida Bar Number: 375519
MACFARLANE FERGUSON &
McMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4337
Fax: (813) 273-4500
E-Mail: jwg@macfar.com
Secondary E-Mail:
pts@macfar.com
January 13, 20, 2023 23-00059P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-001164
IN RE: ESTATE OF
MARY BARBARA SEKERA
Deceased.

The administration of the estate of MARY BARBARA SEKERA, deceased, whose date of death was June 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023.

Personal Representative:

/s/ Rose Alexander
Rose Alexander
(June 28, 2022 16:11 CDT)
ROSE ALEXANDER
8836 West 91st Place
Hickory Hills, Illinois 60457
Attorney for Personal Representative:
/s/ Jack M Rosenkranz
JACK M ROSENKRANZ, Attorney
Florida Bar Number: 815152
Rosenkranz Law Firm
412 E. Madison Street Suite 900
Tampa, Florida 33602
Telephone: (813) 223-4195
E-Mail: jackrosenkranz@gmail.com
Secondary E-Mail:
myparalegal@law4elders.com
January 13, 20, 2023 23-00067P

SECOND INSERTION

NOTICE OF SALE
The Storage Place - Hudson 14615 US Highway 19 Hudson, FL. 34667 727-619-8090 Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lein for rent and fees due in accordance with Florida Statute: Self Storage Act, Sections 83. 806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

I-16, I -22, I-49 Monique Podolak
A-8 contents of trailer Dusty Haynes
O-60 Homemade dump trailer no vin
Earl Kreider

Your goods will be sold or disposed of on January, 23/2023

January 13, 20,2023 23-00042P

SECOND INSERTION

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

Case No.:
512022CA000208CAAXES
MW REAL ESTATE GROUP
HOLDINGS 1, LLC, a Florida
Limited Liability Company,
Plaintiff, vs.
LANESHA LAURIE,
Defendant,

TO: LANESHA LAURIE, Defendant,
whose last known address is 5023
20th Street Zephyrhills, Florida 33542,
and to all parties claiming interest by,
through, under or against Defendant,

YOU ARE NOTIFIED that you have been designated as a Defendant in a legal proceeding filed against you in which the Plaintiff is seeking Specific Performance of Contract. The action was instituted in the Circuit Court of Pasco County, Florida, and is styled MW REAL ESTATE GROUP HOLDINGS 1, LLC vs. LANESHA LAURIE.

You are required to serve a copy of your written defenses, if any, to the action on Giovanni V. Borges, Esq., Plaintiff's attorney, whose address is 1111 Kane Concourse, Suite 310, Bay Harbor Islands, Florida 33154, on or before February 09 2023, and file the original with the clerk of this court either before service on Giovanni V. Borges, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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

DATED this day of JAN 10, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.,
CLERK
CIRCUIT AND COUNTY COURT
(SEAL) By: Brooklyn Horner
Deputy Clerk

Giovanni V. Borges, Esq.
Plaintiff's attorney
1111 Kane Concourse, Suite 310
Bay Harbor Islands, Florida 33154
January 13, 20, 2023 23-00062P

SAVE TIME



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

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

FLORIDA'S NEWSPAPER FOR THE 21ST CENTURY
Business Observer

SECOND INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on January 31st, 2023 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B151 Martinez Storer
B175 Penelope Brianas
B191 Roy Patterson
B197 Fransisco Rodrigues
B253 Crystal Drummond
B309 Andrea Dial
B340 Haley Adkins
B345 Matthew Lucas
B396 Patrick Dowd
B428 Mary Ann Denton

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

B48 Two Qualified Handyman Services
C298 Amanda Santiago
E52 Christopher Joy
F59 Blaine Watkins

Immediately Following at
U-Stor Zephyrhills 36654 SR 54
Zephyrhills, FL 33541

G3 Betty Beardsley
January 13, 20, 2023

23-00056P

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE: 2022-CC-002368

BAYWOOD MEADOWS CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JOHN FREYTAG III; UNKNOWN SPOUSE OF JOHN FREYTAG III; AND UNKNOWN TENANT(S), Defendant.

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

01-13-2023
01-20-2023

Unit G, Building 9692 of BAYWOOD MEADOWS, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1211, Page(s) 792 through 988, inclusive, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium. Property Address: 12041 Environmental Drive, #7, New Port Richey, FL 34654

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

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

WITNESS my hand and seal of this Court on the day of JAN 09 2023

NIKKI ALVAREZ SOWLES
Circuit and County Courts
SEAL By: /s/ Brooklyn Horner
Deputy Clerk
January 13, 20, 2023 23-00046P

SECOND INSERTION

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

Case No. 2022CA000882CAAXES Wells Fargo Bank, N.A. Plaintiff, vs.

The Unknown Heirs, Deiveses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jimmy D. Blount, Deceased Defendants.

TO: Gretchen Danielle Vest a/k/a Gretchen D. Vest a/k/a Gretchen Danielle Parker
Last Known Address: 39444 Holly Lane Dade City, FL 33525

And Perry Junior Blount a/k/a P.J. Blount
Last Known Address: 36924 Terry Road Dade City, FL 33523

And William Randolph Cloud II a/k/a William Randolph Cloud
Last Known Address: 40692 River Road Dade City, FL 33525

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

THAT PART OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF THE S.C.L. RAILROAD, LESS THE NORTH 137.0 FEET OF THE SOUTH 963.0 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY.

TOGETHER WITH THAT CERTAIN 2005 FLEETWOOD MOBILE HOME, I.D. NO. GAFL475A76261CY21 AND GAFL475B76261CY21, RP DECAL NOS. 12204341 AND 12204339, TITLE NOS.

0092022427 AND 0092022560.

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 2-13-23, 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 JAN 09 2023.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By Patty Hoogewind
As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
2001 NW 64th St. Suite 130
Ft. Lauderdale, FL 33309
File # 22-F00568
January 13, 20, 2023 23-00054P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE No. 2022CA002393CAAXWS ARVEST CENTRAL MORTGAGE COMPANY, PLAINTIFF, VS. RICHARD MURRAY SECONDO A/K/A RICHARD M. SECONDO, ET AL. DEFENDANT(S).

TO: UNKNOWN TENANT #1
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 13337 Marble Sands Ct, Hudson, FL 34669

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

01-13-2023
01-20-2023

LOT 35, OF LAKESIDE PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 91, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 13, 2023 or immediately thereafter, otherwise a

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

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

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

Date: 01-09-2023

Clerk of the Circuit Court
SEAL By: /s/ Brooklyn Horner
Deputy Clerk of the Court
Tromberg, Morris & Poulin, PLLC
Attorneys for Plaintiff

1515 South Federal Highway, Suite 100,
Boca Raton, FL 33432,
Our Case # 22-001249-FHLMC
January 13, 20, 2023 23-00043P

SECOND INSERTION

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

CASE NO.: 2018-CA-003489-ES FREEDOM MORTGAGE CORPORATION, Plaintiff, v.

STEPHEN C. MASSARO, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 13, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 4, Block 12, Palm Cove Phase 1B, according to the plat thereof as recorded in Plat Book 52, Pages 15-27, of the Public Records of Pasco County, Florida.
Property Address: 30332 Stapleton Street, Wesley Chapel, FL, 33545

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

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

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

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

SUBMITTED on this 6th day of January, 2023.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
January 13, 20, 2023 23-00044P

SECOND INSERTION

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

CASE NO. 2021CA002241CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEAN KATHLEEN RAINSFORD A/K/A JEAN K. RAINSFORD, DECEASED, et. al. Defendant(s),

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

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

TRACT 1505-A, THE HIGHLANDS, UNIT 8 IS FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SECTION 11, TOWNSHIP 24 S, RANGE 17 E, RANGE 17 E, PASCO COUNTY, FLORIDA; GO THENCE 89°53'02"E, ALONG THE LINE OF SAID SECTION 11, A DISTANCE OF 1430.00'; THENCE S A DISTANCE OF 472.07'; THENCE E A DISTANCE OF 68.00'; THENCE S 32°48'06"W, A DISTANCE OF 205.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S 32°48'06"W, A DISTANCE OF 190.00' THENCE S 57°42'48"E, A DISTANCE OF 548.83'; THENCE N 45°22'39"E, A DISTANCE OF 80.00'; THENCE N 34°22'32"E, A DISTANCE OF 110.23'; THENCE N 57°31'13"W, A DISTANCE OF 569.27' TO THE POINT OF BE-

GINNING. TOGETHER WITH A 1996 REDMAN HOMES MOBILE HOME BEARING MODEL NUMBER FLA14611421A AND FLA14611421B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 2-13-23/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 5 day of January, 2023.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
20-014121
January 13, 20, 2023

23-00032P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001722CPAXES
IN RE: ESTATE OF NANCY JEAN STANFORD
Deceased

The administration of the estate of Nancy Jean Stanford, deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Ave Ste 205, 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 de-

mands 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 January 13, 2023.

Personal Representative:

Lisa Stanford
22819 Collridge Dr
Land O' Lakes, FL 34639
Attorney for Personal Representative:
JOHN A. WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, FL 33556
Telephone: (813) 402-0442
Fax: (813) 381-5138
E-Mail: jaw@johnawilliamsllaw.com
January 13, 20, 2023 23-00036P

SECOND INSERTION

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

CASE NO. 51-2022-CA-001330 ES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.

VICTORIA SHIPMAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 9, 2022 in Civil Case No. 51-2022-CA-001330 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and VICTORIA SHIPMAN, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of February, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Tampa Bay Golf and Tennis Club - Phase I, according to the map or plat thereof as recorded in Plat Book 31, Pages 135 through 140, inclusive, of the Public Records of Pasco County,

Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 0146803
7114140
22-00329-2
January 13, 20, 2023 23-00047P

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 20-19-CA-002480-CAAX-ES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

FRANCESKA HERRING A/K/A FRANCESKA KAY HERRING; CASTLE CREDIT CO HOLDINGS, LLC; STATE OF FLORIDA; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 5th day of Dec 2022, and entered in Case No. 20-19-CA-002480-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and FRANCESKA HERRING A/K/A FRANCESKA KAY HERRING CASTLE CREDIT CO HOLDINGS, LLC STATE OF FLORIDA MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC. UNKNOWN TENANT N/K/A SHERRI BROWN; and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN POSSESSION OF THE SUBJECT PROPERTY are defendants.

NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 6th day of February 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 22, MEADOW POINTE III PARCEL "T-T", ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 45, PAGE(S) 101 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) 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 11th day of January 2023.
By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
19-02219
January 13, 20, 2023 23-00069P

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

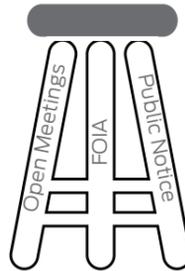
Stay Informed, It's Your Right to Know.

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

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

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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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

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