

PASCO COUNTY LEGAL NOTICES

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/20/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.  
1G2JB12F937129831 2003 PONT  
February 3, 2023 23-00130P

FIRST INSERTION

Notice is hereby given that KRYSTA LEE SMITH, OWNER, desiring to engage in business under the fictitious name of INTUITIVE WELLNESS WITH KRYSTA located at 5352 DOVE DRIVE, NEW PORT RICHEY, FLORIDA 34652 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.  
February 3, 2023 23-00188P

FIRST INSERTION

Notice is hereby given that JANET K. TREMBLAY, OWNER, desiring to engage in business under the fictitious name of SCOTT TREMBLAY CAMPAIGN FUND located at 4930 BAY PARK DR, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 3, 2023 23-00134P

FIRST INSERTION

Notice is hereby given that TIFFANY LEE ARMSTRONG YAMONICO, OWNER, desiring to engage in business under the fictitious name of HEAVEN SCENT CLEANZ located at 6931 ELDER DRIVE, 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.  
February 3, 2023 23-00175P

FIRST INSERTION

Notice to Creditors  
IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION  
File Number: 2022-CP-001739-ES  
IN RE: ESTATE OF Robert K. Kamp Deceased.  
The administration of the Estate of ROBERT K. KAMP, deceased, whose date of death was April 14, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey Florida 34654. The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's Estate 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 February 3, 2023.  
Personal Representative  
/s/ Tanya L. Fay  
TANYA L. FAY  
1128 Eagles Watch Trail  
Winter Springs, Florida 32708  
Attorney for Personal Representative:  
/s/ Robert C. Wilkins, Jr.  
Robert C. Wilkins, Jr., B.C.S.  
Florida Bar No. 377732  
ROBERT C. WILKINS, JR., PL.  
Service@wilkinslegal.com  
hh@wilkinslegal.com  
445 W. Colonial Drive  
Orlando, FL 32804  
407.539.2798 - office  
407.841.8171 - fax  
February 3, 10, 2023 23-00170P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-002113CPAWS  
Division CP  
IN RE: ESTATE OF ANTHONY J. TSOUNIS Deceased.  
The administration of the estate of ANTHONY J. TSOUNIS, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 February 3, 2023.  
Personal Representative:  
/s/ Douglas A. Pointer  
DOUGLAS A. POINTER  
12135 104th Street  
Largo, Florida 33773  
Attorney for Personal Representative:  
/s/ Tiffany M. Cerniglio  
TIFFANY M. CERNIGLIO  
Attorney for Petitioner  
Florida Bar Number: 121791  
HARRIS BARRETT MANN & DEW  
7309 First Avenue South  
St. Petersburg, FL 33707  
Telephone: (727) 892-3100  
Fax: (727) 898-0227  
E-Mail: tiffany@hbmldaw.com  
Secondary E-Mail:  
denise@hbmldaw.com  
February 3, 10, 2023 23-00171P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 188.00 acres to serve the Residential project known as Epperson North Villages C, D - Modification. The project is located in Pasco County, Section(s) 22, 23, 26, 27, Township 25 South, Range 20 E. The permit applicant is Epperson North, LLC, 2502 North Rocky Point Dr., Ste. 1050, Tampa, FL 33607. The Permit No. is 43026736.121.  
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.  
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.  
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.  
February 3, 2023 23-00184P

FIRST INSERTION

EPPELSON NORTH COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS MEETING  
The Board of Supervisors ("Board") for the Epperson North Community Development District ("District") will hold a regular Board meeting on February 15, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. At the meeting, the Board may consider any other 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 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) 564-7847, 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  
February 3, 2023 23-00173P

FIRST INSERTION

EPPELSON RANCH II COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS MEETING  
The Board of Supervisors ("Board") for the Epperson Ranch II Community Development District ("District") will hold a regular Board meeting on February 15, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. At the meeting, the Board may consider any other 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 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) 564-7847, 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  
February 3, 2023 23-00172P

PUBLIC NOTICE

The Board of Directors of Family Support Services of Suncoast, LLC, ("FSS") will hold its regular meeting electronically via Zoom at 11:30 a.m. on February 14, 2023, to discuss agency business. The web address for the meeting is https://bit.ly/4odQUTE. For more information or to RSVP, contact Carlos Cruz at (904) 265-8091 or Carlos.Cruz@fssn.org. The meeting is open to the general public and public comments are welcomed. Any person requiring special accommodations to participate should advise FSS at least 48 hours in advance by contacting: Kitty Looor at (904) 265-8110 or Kitty.Loor@fssn.org. For speech impaired accommodations, please contact the Florida Relay Service, 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSS will provide auxiliary aids and services to deaf and hard of hearing clients and companions to allow for effective communication and participation in programs offered by FSS. These aids and services will be made available at no cost to the client or companion with advanced notification.  
February 3, 2023 23-00181P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 3D Consulting Services located at 7334 Night Heron Dr. in the City of Land O Lakes, Pasco County, FL 34637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 25th day of January, 2023.  
Total Machining Solutions LLC  
February 3, 2023 23-00133P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-2023-CP-0088-WS  
IN RE: ESTATE OF SAVERIO VINCENT CASTELLI A/K/A VINCENT CASTELLI Deceased.  
The administration of the estate of Saverio Vincent Castelli a/k/a Vincent Castelli, deceased, whose date of death was December 30, 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 02/03/2023.  
Personal Representative:  
/s/ Elizabeth Reiten  
Elizabeth Reiten  
9233 Haas Drive  
Hudson, Florida 34669  
Attorney for Personal Representative:  
/s/ Ryan A. Doddridge  
Ryan A. Doddridge, Esq., Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatedtrustlaw.com  
michelle@flprobatedtrustlaw.com  
February 3, 10, 2023 23-00186P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SCOOPER DOGGIE, located at 1752 Loch Haven Ct. in the City of Trinity, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 26 of January, 2023.  
Robert G Armando  
1752 Loch Haven Ct  
Trinity, FL 34655  
February 3, 2023 23-00132P

FIRST INSERTION

Notice of Sale  
Affordable Secure Storage - Hudson Public Notice  
Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. 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 and times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: 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.  
G02: FRANK TRENTACOSTE  
R11: DEANA POLIZZU  
SALE NOTICE  
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storage-treasures.com ON February 18, 2023 AT OR AFTER: 11:00 AM EST.  
February 3, 10, 2023 23-00180P

FIRST INSERTION

NOTICE OF PUBLIC SALE  
In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.  
#1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185, Andrea Klaban: Hsld gds/Furn; Virginia Hecht: Hsld gds/Furn; David Citrino: Hsld gds/Furn; Tina Stormer: Hsld gds/Furn; Kimberley Peeler: Hsld gds/Furn; Olympus Pools: Hsld gds/Furn  
And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www.StorageTreasures.com, which will end on Monday, February 27, 2023 at 10 AM.  
February 3, 10, 2023 23-00131P

FIRST INSERTION

Notice is hereby given that JANET PAUL, OWNER, desiring to engage in business under the fictitious name of PURE INDULGENCE located at 7135 STATE RD 52 SUITE 203, HUDSON, FLORIDA 34667 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 3, 2023 23-00135P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-000209  
IN RE: ESTATE OF GERALD EUGENE MURPHY, Deceased.  
The administration of the estate of GERALD EUGENE MURPHY, deceased, whose date of death was October 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 February 3, 2023.  
Personal Representative:  
/s/ Maureen Radtke  
MAUREEN RADTKE  
22913 Sterling Manor Loop  
Lutz, Florida 33549  
Attorney for Personal Representative:  
/s/ Timothy G. Hayes  
TIMOTHY G. HAYES  
Florida Bar Number: 356476  
8875 Hidden River Parkway, Ste. 300  
Temple Terrace, FL 33637  
Telephone: (813) 949-6525  
Fax: (813) 949-6433  
E-Mail: tghayes@mindspring.com  
February 3, 10, 2023 23-00174P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-2024  
IN RE: ESTATE OF IRVIN L. ROGERS Deceased.  
The administration of the estate of IRVIN L. ROGERS, deceased, whose date of death was June 29, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 3, 2023.  
Personal Representative:  
BLANCHE L. ROGERS  
3107 Southport Drive  
Holiday, Florida 34690  
Attorney for Personal Representative:  
JALEH PIRAN-VESSEH, ESQ.  
Florida Bar Number: 92966  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail:  
paralegal@pascoelderlaw.com  
February 3, 10, 2023 23-00178P

CHECK OUT YOUR LEGAL NOTICES  
floridapublicnotices.com  
1V20890-V17

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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2022 CP 001398 CPAXWS
IN RE: ESTATE OF SHIRLEY A. MIDDLEBROOK Deceased.

The administration of the estate of SHIRLEY A. MIDDLEBROOK, deceased, whose date of death was January 17, 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 February 3, 2023.

Personal Representative:
Mark A. Middlebrook
116 County Road
Torrington, CT 06790
Attorney for Personal Representative:
Jerome J. Sanchy, Esq.
Florida Bar No.: 240397
1800 Second Street, Suite 830
Sarasota, FL 34236
February 3, 10, 2023 23-00185P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1876-W5
IN RE: ESTATE OF LOIS L. WHYTE a/k/a LOIS LOUISE WHYTE Deceased.

The administration of the estate of LOIS L. WHYTE a/k/a LOIS LOUISE WHYTE, deceased, whose date of death was August 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, 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 February 3, 2023.

Personal Representative:
/s/ Janet C. Magolan
JANET C. MAGOLAN
1751 Saint Anthony Dr.
Clearwater, Florida 33759
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
February 3, 10, 2023 23-00189P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2022-CP-0021001-CPAXWS
IN RE: RICHARD PHILLIP SCHUTZ Deceased.

The administration of the estate of Richard Phillip Schutz, deceased, whose date of death was November 4, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2022-CP-002101; 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 3, 2023.

Petitioner
GAIL A. GRANDINETTI
19990 Cot Rd. Lot 550
Lutz, FL 33558
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
February 3, 10, 2023 23-00183P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000121TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1804404
Year of Issuance: 06/01/2019
Description of Property:
33-25-18-0020-00000-1070
CYPRESS BAYOU AKA COVINGTON SUB UNREC LOT 107 DESC AS COM 834.05 FT WEST & 892.80 FT SOUTH OF NE COR SEC 33 TH N83DG 55' 00"E 50.00 FT TH N83DG 39' 00"E 279.94 FT TH S18DG 14' 15"E 235.00 FT FOR POB TH CV L CHD S34DG 03' 30"E 106.30 FT TH N40DG 07' 15"E 175.16 FT TO WATERS EDGE TH NLY ALG WATERS TO A POINT THAT IS N40DG 07' 15"E 158.73 FT FROM POB TH S40DG 07' 15"W 158.73 FT TO POB OR 4706 PG 467

Name(s) in which assessed: EST OF KENNETH RAY NEFF SR KENNETH RAY NEFF SR
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am.

January 18, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
February 3, 10, 17, 24, 2023 23-00142P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2022-CP-001932-CPAXWS
IN RE: ESTATE OF BEVERLY E. RAILEY Deceased.

The administration of the estate of BEVERLY E. RAILEY, deceased, whose date of death was April 9, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2022-CP-001932; 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS February 3, 2023.

Petitioner
KELLY ELIZABETH FRANZESE
7704 Brettonwood Dr.
Tampa, Florida 33615
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
jmichael@linslawgroup.com
February 3, 10, 2023 23-00182P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000149TDAXXX
NOTICE IS HEREBY GIVEN, That JOHN WALLACE KELLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1801715
Year of Issuance: 06/01/2019
Description of Property:
09-26-21-0020-00000-0510
MEADOWBROOK TRAILER ESTATES UNRECORDED PLAT PORTION OF TRACT 51 DESC AS COM SE COR OF SW1/4 OF NW1/4 OF SEC 9 TH N00DG 10' 19"E 920.28 FT MOL TO CENTER OF CREEK FOR POB TH N00DG 10' 19"E 195.28 FT TH S89DG 47' 43"W 167.60 FT TH S00DG 09' 25"W 253.36 FT MOL TO CENTER OF SAID CREEK TH MEANDER ELY ALONG CENTER OF CREEK TO POB OR 1973 PG 1054

Name(s) in which assessed: JANE KOCZWARA FRANK DAVIS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am.

January 18, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
February 3, 10, 17, 24, 2023 23-00151P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000108TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1810584
Year of Issuance: 06/01/2019
Description of Property:
GROVE PARK UNIT SEVEN PB 8 PG 130 LOT 30 OR 8505 PG 1640

Name(s) in which assessed: JONATHAN EDWARD ELLICK
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am.

January 18, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
February 3, 10, 17, 24, 2023 23-00136P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000110TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1802375
Year of Issuance: 06/01/2019
Description of Property:
20-26-21-0030-00000-0010
ZEPHYRHILLS COLONY COMPANY LAND UNREC PLAT TRS 102 & 91 LOT DESC AS COM NE COR TR 91 FOR POB TH WEST 218.66 FT TH SOUTH 199.19 FT TH EAST 218.66 FT TH NORTH 199.25 FT TO POB OR 1417 PG 1035

Name(s) in which assessed: JANE L OSBORNE
ESTATE OF JANE L OSBORNE
GEORGE A OSBORNE

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am.

January 18, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
February 3, 10, 17, 24, 2023 23-00138P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000149TDAXXX
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1801113
Year of Issuance: 06/01/2019
Description of Property:
05-25-21-0000-00200-0022
NORTH 150 FT OF EAST 290.40 FT OF WEST 764.82 FT OF NW1/4 OF NE1/4 OF SEC 5 TOGETHER WITH AN EASEMENT FOR INGRESS-EGRESS OVER EAST 50 FT OF WEST 474.42 FT OF NW1/4 OF NE1/4 OF SEC 5 & OVER EAST 50 FT OF WEST 474.42 FT OF SW1/4 OF NE1/4 NORTH OF SR 52 IN SEC 5 OR 3411 PG 5

Name(s) in which assessed: JOSEPH PIERSON WELLS
ESTATE OF JOSEPH PIERSON WELLS

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am.

January 18, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
February 3, 10, 17, 24, 2023 23-00162P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000063
IN RE: ESTATE OF HOWARD STROUD, Deceased.

The administration of the estate of HOWARD STROUD, deceased, whose date of death was January 1, 2023, 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: February 3, 2023.

Signed on this 17th day of January, 2023.

/s/ Debra Joy Grissom-Coughlin
DEBRA JOY
GRISSOM-COUGHLIN
Personal Representative
691 Sunset Drive
Tarpon Springs, FL 34689
/s/ Rebecca C. Bell
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
February 3, 10, 2023 23-00177P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-1882
IN RE: ESTATE OF JADA ALICIA LORRAINE WHITE, Deceased.

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

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

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

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

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

The date of first publication of this notice is: February 3, 2023.

RACHELLE LYONS
Personal Representative
166 Grace Avenue, Lot 22
Fitzgerald, GA 31750
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
February 3, 10, 2023 23-00187P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000030
IN RE: ESTATE OF JOHN F. FOLEY, aka JOHN FRANCIS FOLEY Deceased.

The administration of the estate of JOHN F. FOLEY, also known as JOHN FRANCIS FOLEY, deceased, whose date of death was April 13, 2021, 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: February 3, 2023.

Signed on this 5th day of January, 2023.

/s/ Rosalie Foley
ROSALIE FOLEY
Personal Representative
7379 W Manchester Avenue
Los Angeles, CA 90045
/s/ Rebecca C. Bell
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
February 3, 10, 2023 23-00176P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022 CP 2109
IN RE: ESTATE OF JOYCE H. KENNEDY, Deceased.

The administration of the estate of JOYCE H. KENNEDY, deceased, whose date of death was April 22, 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 February 3, 2023.

Stacey J. Seymour
P.O. Address: 140 Starlight Drive,
Brewer, ME 04412
Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
P.O. BOX 49948
SARASOTA, FL 34230-6948
Telephone: (941) 366-6660
By: Cheryl L. Gordon, Esquire
Florida Bar No. 0284483
Email Addresses:
cgordon@shumaker.com
tpanozzo@shumaker.com
February 3, 10, 2023 23-00179P

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000119TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1808848  
 Year of Issuance: 06/01/2019  
 Description of Property: 23-25-16-0040-00000-0840 GOLDEN ACRES UNIT 2 PB 7 PGS 94 & 95 LOT 84 OR 6419 PG 175  
 Name(s) in which assessed: CASSANDRA TAYLOR MAYNARD TAYLOR  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00141P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000120TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1806855  
 Year of Issuance: 06/01/2019  
 Description of Property: 22-24-16-0020-00B00-0080 GULF SIDE ESTATES PB 6 PGS 63-63-A LOTS 8 & 10 BLOCK B OR 9781 PG 3930  
 Name(s) in which assessed: KELLY JURADO BONILLA GLORIA BONILLA  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00143P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000125TDAXXX  
 NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1812007  
 Year of Issuance: 06/01/2019  
 Description of Property: 24-26-15-0880-00002-8250 BEACON SQUARE UNIT 22 PB 11 PG 139 LOT 2825 OR 7662 PG 15  
 Name(s) in which assessed: SCOTT THOMAS SCHWALBACH JEFF TODD SCHWALBACH  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00145P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000130TDAXXX  
 NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1805778  
 Year of Issuance: 06/01/2019  
 Description of Property: 09-25-17-0080-96920-00G0 BAYWOOD MEADOWS CONDO PHASE 1 OR 1211 PGS 792-988 UNIT G BLDG 9692 & COMMON ELEMENTS OR 8589 PG 3468  
 Name(s) in which assessed: JOHN FREYTAG III  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00147P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000131TDAXXX  
 NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1809119  
 Year of Issuance: 06/01/2019  
 Description of Property: 28-25-16-0140-00000-0170 RIDGE CREST GARDENS PB 12 PG 4 EAST 30 FT OF LOT 17 & WEST 44 FT OF LOT 18 OR 5524 PG 1671 OR 8530 PG 980  
 Name(s) in which assessed: ESTATE OF STEVEN M LONG STEVEN M LONG  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00148P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000132TDAXXX  
 NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1811380  
 Year of Issuance: 06/01/2019  
 Description of Property: 30-26-16-0030-00000-0330 ORANGEWOOD VILLAGE PB 7 PG 116 LOT 33 OR 4636 PG 1403 OR 9485 PG 3364  
 Name(s) in which assessed: JASON EDWARD HURLEY JASON E PEACE JASON E HURLEY  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00149P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000139TDAXXX  
 NOTICE IS HEREBY GIVEN, That GABRIEL LEVY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1807340  
 Year of Issuance: 06/01/2019  
 Description of Property: 34-24-16-0050-00000-0970 GARDEN TERRACE SUB SECTION 1 PB 7 PG 23 LOT 97 OR 7955 PG 247  
 Name(s) in which assessed: JOHN FREEMAN ESTATE OF JOHN FREEMAN  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00152P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000141TDAXXX  
 NOTICE IS HEREBY GIVEN, That T1770, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1801509  
 Year of Issuance: 06/01/2019  
 Description of Property: 02-26-21-0100-00000-0070 FLORIDA TRAILER ESTATES ADDN PB 7 PG 1 LOT 7 OR 6156 PG 459  
 Name(s) in which assessed: ESTATE OF MARK W HARRIS MARK W HARRIS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00154P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000145TDAXXX  
 NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1807586  
 Year of Issuance: 06/01/2019  
 Description of Property: 02-25-16-0090-01000-0130 GRIFFIN PK UNIT 1 B 4 P 36 & 36A LOTS 13-17 BLK 10 OR 6217 PG 1103  
 Name(s) in which assessed: TIMOTHY SCOTT WINSHIP SALLY A WINSHIP  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00158P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000147TDAXXX  
 NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1808667  
 Year of Issuance: 06/01/2019  
 Description of Property: 21-25-16-0980-00000-1530 WEST PORT SUB UNIT 3 PB 13 PG 10 LOT 153 OR 9020 PG 3297  
 Name(s) in which assessed: PATRICIA GALDERISI GEORGE GALDERISI DECEASED  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00160P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000150TDAXXX  
 NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1800950  
 Year of Issuance: 06/01/2019  
 Description of Property: 33-24-21-0020-00B00-0230 OAK PARK PB 3 PG 20 LOTS 23 24 & 25 IN BLOCK B OR 8507 PG 1723  
 Name(s) in which assessed: TROY B ROBINETTE OPAL S ROBINETTE  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00163P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000153TDAXXX  
 NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1806583  
 Year of Issuance: 06/01/2019  
 Description of Property: 18-26-17-0040-00000-2180 SOUTHERN OAKS UNIT THREE-A PB 34 PGS 48-50 LOT 218 OR 8567 PG 3237  
 Name(s) in which assessed: GARY L COOK SHERRI L COOK  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00166P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000111TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1800914  
 Year of Issuance: 06/01/2019  
 Description of Property: 30-24-21-0000-03700-0014 SOUTH 120.00 FT OF WEST 364.00 FT OF THAT PART OF W1/2 OF SW1/4 OF SE1/4 LYING EAST OF OLD MISSION RD OR 8327 PG 1750  
 Name(s) in which assessed: RUBEN CONTRERAS JR  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00139P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000115TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1807743  
 Year of Issuance: 06/01/2019  
 Description of Property: 03-25-16-0280-00000-2770 COUNTRY CLUB ESTATES UNIT 2 PB 9 PGS 85-86 LOT 277 OR 8989 PG 2454  
 Name(s) in which assessed: ERICA CAPITAL LLC TERRY L PAUL REGISTERED AGENT  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00140P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000109TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1807764  
 Year of Issuance: 06/01/2019  
 Description of Property: 03-25-16-051E-00000-3120 BEACON WOODS VILLAGE 3B MB 11 PGS 41 & 42 LOT 312 OR 4007 PG 423  
 Name(s) in which assessed: MICHAEL J DIOS CYNTHIA A SOULLIERE MARY LOU DIOS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00137P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000122TDAXXX  
 NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1812282  
 Year of Issuance: 06/01/2019  
 Description of Property: 36-26-15-095B-00001-4890 HOLIDAY LAKE ESTATES UNIT 17 MB 11 PG 5 LOT 1489 OR 7534 PG 1591  
 Name(s) in which assessed: WEST EDGE INC ANGELA L PAPPAS REGISTERED AGENT  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00144P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000140TDAXXX  
 NOTICE IS HEREBY GIVEN, That GABRIEL LEVY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1810454  
 Year of Issuance: 06/01/2019  
 Description of Property: 16-26-16-051C-00000-2500 VIRGINIA CITY UNIT 3 PB 12 PG 117 LOT 250 LESS N 5 FT OR 7512 PG 47  
 Name(s) in which assessed: ESTATE OF JAMES CHARLES SMITH JAMES CHARLES SMITH  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00153P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2022XX000154TDAXXX  
 NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1811447  
 Year of Issuance: 06/01/2019  
 Description of Property: 30-26-16-0170-00000-732B BUENA VISTA 5TH ADDITION PB 7 PG 7 LOT 732-B OR 9000 PG 3720  
 Name(s) in which assessed: KATHLEEN DAWN MONFORTE  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Susannah Hennessy Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00167P

**SAVE TIME**



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

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## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000146TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1810734  
Year of Issuance: 06/01/2019  
Description of Property:  
18-26-16-0140-00000-0280  
PLACE IN THE SUN UNREC  
PLAT LOT 28 OR 9377 PG 2806  
Name(s) in which assessed:  
RONALD E PETERSON  
PLACE IN THE SUN  
RESIDENTS CORPORATION  
MARCIA MCDONALD  
REGISTERED AGENT  
MARY BETH PETERSON  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00159P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2018CA003305CAAXWS**  
**WELLS FARGO BANK, NA**  
**Plaintiff, v.**  
**ADO BEGANOVIC; UNKNOWN SPOUSE OF ADO BEGANOVIC; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ISPC Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 06, 2019 and Order Rescheduling Foreclosure Sale entered on January 6, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:  
LOT 80, GULF HIGHLANDS UNIT ONE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 10 AT PAGE 118 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 11647 ZIMMERMAN RD, PORT RICHEY, FL 34668-1564  
at public sale, to the highest and best bidder, for cash, online at [www.pasco.realtaxdeed.com](http://www.pasco.realtaxdeed.com), on February 27, 2023 beginning at 11:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
Dated at St. Petersburg, Florida this 25 day of January, 2023.  
eXL Legal, PLLC  
Designated Email Address:  
[efiling@xllegal.com](mailto:efiling@xllegal.com)  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000002503  
February 3, 10, 2023 23-00129P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000144TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1812101  
Year of Issuance: 06/01/2019  
Description of Property:  
25-26-15-0520-00000-0930  
ALOHA GARDENS UNIT 2 PB 9  
PG 130 LOT 93 OR 7917 PG 1020  
Name(s) in which assessed:  
TAMMY HECHT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00157P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2019CA003336CAAXWS**  
**MIDFIRST BANK**  
**Plaintiff, v.**  
**DAVID C. BRANFIELD A/K/A DAVID BRANFIELD; DEBRA BRANFIELD A/K/A DEBRA LUCILLE BRANFIELD; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.**  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 01, 2021 and Order Rescheduling Foreclosure Sale entered on January 6, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:  
LOT 860, EMBASSY HILLS UNIT FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 34-36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 8934 LIDO LN, PORT RICHEY, FL 34668-4917  
at public sale, to the highest and best bidder, for cash, online at [www.pasco.realtaxdeed.com](http://www.pasco.realtaxdeed.com), on February 27, 2023 beginning at 11:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
Dated at St. Petersburg, Florida this 25 day of January, 2023.  
eXL Legal, PLLC  
Designated Email Address:  
[efiling@xllegal.com](mailto:efiling@xllegal.com)  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
111100009  
February 3, 10, 2023 23-00128P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000156TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1811570  
Year of Issuance: 06/01/2019  
Description of Property:  
31-26-16-0150-00000-0150  
BUENA VISTA PB 5 PG 96 LOT 15 OR 7676 PG 540  
Name(s) in which assessed:  
DAVID P BRANTNER  
DELORES I BRANTNER  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00169P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000143TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1808750  
Year of Issuance: 06/01/2019  
Description of Property:  
22-25-16-0763-00001-7230  
REGENCY PARK UNIT ELEVEN  
PB 15 PG 74 LOT 1723 OR 1712 PG 1008  
Name(s) in which assessed:  
TAX DEED INVESTMENTS LLC  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00156P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000148TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1803251  
Year of Issuance: 06/01/2019  
Description of Property:  
36-26-20-0020-05900-0050  
NEW RIVER RANCHETTES UNIT 2 UNREC PLAT PORTION OF S1/2 OF TRACT 59 DESC AS SOUTH 1/2 OF FOLL DESC COM AT NE COR OF SECTION 36 TH S89DEG 43°27'W 1671.44 FT TH SOUTH 2001.32 FT FOR POB TH CONT SOUTH 660.00 FT TH WEST 660.00 FT TH NORTH 660.00 FT TH EAST 660.00 FT TO POB LESS & EXC EAST 528.09 FT THEREOF SOUTH 25 FT & EAST 25 FT RESERVED AS RD R/W FOR INGRESS & EGRESS AKA LOT 5 HIGHLAND FIVE CLASS III SUBDIVISION PER OR 4292 PG 44 OR 7370 PG 167  
Name(s) in which assessed:  
MANDRAKE PROPERTIES  
2 LLC  
CLARK S LINDSTONE  
REGISTERED AGENT  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00161P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000155TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1808268  
Year of Issuance: 06/01/2019  
Description of Property:  
12-25-16-0090-09600-0320  
GRIFFIN PARK PB 2 PGS 78-78A  
LOT 32 BLOCK 96 OR 4500 PG 786 OR 7739 PG 415  
Name(s) in which assessed:  
JOHN TURNER  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00168P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000136TDAXXX  
NOTICE IS HEREBY GIVEN,  
That JOHN WALLACE KELLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1806937  
Year of Issuance: 06/01/2019  
Description of Property:  
23-24-16-0260-00000-0530  
SEA PINES UNIT 2 PB 9 PG 60  
LOT 53 OR 6936 PG 889  
Name(s) in which assessed:  
PAUL J CARBONE  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00150P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000152TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1807837  
Year of Issuance: 06/01/2019  
Description of Property:  
09-25-16-0760-00000-1390  
PINELAND PARK UNRECORDED PLAT A POR OF TR 38 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 LOT 139  
DESC AS COM SE COR OF TR 38 TH ALG S LN TR 38 S89DEG 59' 08" W 106.53 FT TH N00DEG 21' 13" E 221.24 FT TH N89DEG 51' 58" W 86.50 FT FOR POB TH N89DEG51' 58" W 50 FT TH N00DEG 21' 13" E 110 FT TH S89DEG51' 58" E 50 FT TH S00DEG21' 13" W 110 FT TO POB SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY AND/ OR UTILITIES OVER THE NORTH 25 FT THEREOF & SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES OVER THE EAST 6 FT THE SOUTH 10 FT & THE WEST 6 FT THEREOF OR 7075 PG 56  
Name(s) in which assessed:  
KIRK HENSHELL  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00165P

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000126TDAXXX  
NOTICE IS HEREBY GIVEN,  
That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1805081  
Year of Issuance: 06/01/2019  
Description of Property:  
14-24-17-0010-00000-5540  
HIGHLANDS UNREC PLAT TR 554 DSCB AS COM SW COR SEC 14 TH N00DG 48MIN 38"E 1436.93 FT TH S89DG 23MIN 20"E 1058.42 FT TH S00DG 26MIN 05"E 418.20 FT TH S89DG 23MIN 20"E 345.00 FT FOR POB TH S89DG 23MIN 20"E 345.00 FT TH S00DG 26MIN 05"E 505.00 FT TH N89DG 23MIN 20"W 345.00 FT TH N00DG 26MIN 05"W 505.00 FT TO POB EXC SLY 25.00 FT FOR RD & EXC.COM AT SW COR OF SEC TH N00DG 48' 38"E 1436.93 FT TH S89DG 23' 20"E 1058.42 FT TH S00DG 26' 05"E 418.20 FT TH S89DG 23' 20"E 345.00 FT TO NW COR OF SAID TRACT 554 TH S00DG 26' 05"E 82.68 FT FOR POB TH S89DG 23' 20"E 122.17 FT TH S11DG 38' 41"E 100.00 FT TH S02DG 38' 59"W 299.72 FT TO NORTH R/W LINE OF PEACE BLVD TH N89DG 23' 20"W 125.48 FT TO PT ON WEST LINE OF SAID TRACT 554 TH N00DG 26' 05"W 397.32 FT TO POB EXC SLY 25.00 FT OR 1357 PG 724  
Name(s) in which assessed:  
ESTATE OF JAYNE E FOREHAND  
ROBERT L FOREHAND  
JAYNE E FOREHAND  
DECEASED  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00146P

## FIRST INSERTION

2nd Amended  
NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION  
**Case No. 2022CA002229**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-SL3**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CHARLES E. HALE A/K/A CHARLES EDWARD HALE A/K/A CHARLES HALE, DECEASED; JEAN MICHELE BEAUFORD, AS KNOWN HEIR OF CHARLES E. HALE A/K/A CHARLES EDWARD HALE A/K/A CHARLES HALE, DECEASED; JASON HALE, AS KNOWN HEIR OF CHARLES E. HALE A/K/A CHARLES EDWARD HALE A/K/A CHARLES HALE, DECEASED, et al.**  
**Defendants.**  
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CHARLES E. HALE A/K/A CHARLES EDWARD HALE A/K/A CHARLES HALE, DECEASED  
CURRENT RESIDENCE UNKNOWN  
LAST KNOWN ADDRESS UNKNOWN  
You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
LOT 7, BLOCK 18, MEADOW POINTE PARCEL 14, UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 48-53 INCL, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
commonly known as 30045 GRANDA HILLS CT, WESLEY CHAPEL, FL 33543 has been filed against you and

## FIRST INSERTION

Notice of Application for Tax Deed 2022XX000142TDAXXX  
NOTICE IS HEREBY GIVEN,  
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1803469  
Year of Issuance: 06/01/2019  
Description of Property:  
07-26-19-0000-00400-0000  
W1/2 OF N1/4 OF SE1/4 OF SE1/4 OF SEC LESS EAST 65.00 FT THEREOF;&W1/2 OF S1/2 OF N1/2 OF SE1/4 OF SE1/4 RESERVING 15 FT ALG WEST BDY TO BE USED AS R/W FOR N1/4 OF SE1/4 OF SE1/4 LYING DIRECTLY NORTH SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS & UTILITIES OVER SOUTH 30 FT THEREOF FOR EXCLUS- INVE USE OF E1/2 OF S1/2 OF SE1/4 OF SE1/4 TOG W/30FT INGRESS & EGRESS & UTILITIES EASE ALG S BDY OF E1/2 OF S1/2 O SE1/4 OF SE1/4 TOG W/INGRESS & EGRESS FROM HALE RD TO SUBJECT PROP EXC SOUTH 7.65FT OF SE1/4 OF SE1/4 EXC WEST 15FT THEREOF;& EXC COM AT SE COR OF W1/2 OF S1/2 N1/2 OF SEC TH N89DEG 53'19"W 35 FT TH N00DEG23'52"E 7.65FT FOR POB TH N89DEG53'19"W610.49 FT TH N00DEG22'44"E 186.93 FT TH N89DEG 57'39"E 195.24FT TH N26DEG37'12"E 151.05 FT TH N89DEG 57'39"E 213.04TH TH ALG ARC CV R RAD 134.51 FT CHD S44DEG 49'14"E 190.95 FT TH S00DEG 23'52"W 188 FT TO POB  
Name(s) in which assessed:  
MEHDI YAGHOUBINEJAD  
MASOUMEH  
GHAEMMAGHAMI  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 am.  
January 18, 2023  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
February 3, 10, 17, 24, 2023  
23-00155P

you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 03/06/2023, (or 30 days from the first date of publication, whichever is later) 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.  
AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.  
Dated: January 26, 2023  
CLERK OF THE COURT  
Honorable Nikki Alvarez-Sowles, Esq.  
38053 Live Oak Avenue  
Dade City, Florida 33523  
(COURT SEAL)  
By: /s/ Y. Amburgey  
Deputy Clerk

Laura E. Noyes  
Kass Shuler, P.A.,  
plaintiff's attorney  
P.O. Box 800  
Tampa, Florida 33601  
(813) 229-0900  
298100/2218715/wlp  
February 3, 10, 2023 23-00127P



LV18237\_V13

## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

LV20890\_V17

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000151TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1809946  
 Year of Issuance: 06/01/2019  
 Description of Property:  
 05-26-16-0260-00000-0040  
 CITY SIDE PARK UNRECORDED PLAT LOT 4 DESC AS COM AT SW COR OF TRACT 10 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 TH N00DEG03' 16"E 336.9 FT TH S89DEG28' 52"E 97.5 FT FOR POB TH N00DEG03' 16"E 52.3 FT TH PARALLEL WITH SOUTH LINE OF SAID TRACT 10 S89DEG28' 52"E 100.5 FT TH S00DEG03' 16"W 52.3 FT TH N89DEG28' 52"W 100.5 FT TO POB WEST 12.5 FT SUBJECT TO EASEMENT FOR RD R/W & EAST 6 FT SUBJECT TO UTILITY EASEMENT OR 8960 PG 1773  
 Name(s) in which assessed:  
 ESTATE OF KELLEY ANNE WARREN  
 KELLEY ANNE WARREN  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 09, 2023 at 10:00 a.m.  
 January 18, 2023  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 February 3, 10, 17, 24, 2023  
 23-00164P



**Are there different types of legal notices?**

**A** Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

**Are internet-only legal notices sufficient?**

**A** No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, F.S.  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA  
**CASE NO.: 2021-CA-001871**  
**AVALON PARK WEST RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida non-profit corporation,**  
**Plaintiff, v.**  
**EVELYN C. PRADO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND MIDLAND FUNDING, LLC,**  
**Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to Plaintiff's Summary Final Judgment dated the January 5, 2023, and entered in Case No.: 2021-CA-001871 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 A.M., on March 2, 2023, the following described property as set forth in the Final Judgment, to wit:  
 Lot 7, Block 26, New River Lakes Phase 1 Parcel D, according to the plat thereof, as recorded in Plat Book 64, Page(s) 90 through 113, of the Public Records of Pasco County Florida.  
 Property Address: 32732 Cold-

water Creek Loop, Wesley Chapel, FL, 33545-3202  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.  
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
 Dated this January 13, 2023.  
 /s/ Frank A. Ruggieri  
 FRANK A. RUGGIERI, ESQ.  
 Florida Bar No.: 0064520  
 THE RUGGIERI LAW FIRM, P.A.  
 13000 Avalon Lake Drive, Suite 305  
 Orlando, FL 32828  
 Phone: (407) 395-4766  
 pleadings@ruggierilawfirm.com  
 Attorneys for Plaintiff  
 Jan. 27; Feb. 3, 2023 23-00122P

SECOND INSERTION

NOTICE OF PUBLIC SALE  
 The following personal property of JAMES JOHN SHAW, if deceased any unknown heirs or assigns, will, on February 8, 2023, at 10:00 a.m., at 9029 US Highway 19, Lot 203, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 FORD LEISURE-CRAFT MOTOR HOME and all other personal property located therein  
 PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A.  
 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236  
 Jan. 27; Feb. 3, 2023 23-00097P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**UCN: 512023CP000081CPAXES CASE NO. 2023-CP-000081-CPAXES IN RE: ESTATE OF ROSA I. SUESCUN a/k/a ROSA INES SUESCUN, Deceased.**  
 The administration of the estate of ROSA I. SUESCUN a/k/a ROSA INES SUESCUN, deceased, whose date of death was September 4, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division Case Number 2023-CP-000081-CPAXES, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida, 34654. The names and addresses of the Petitioner and the Petitioner'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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is January 27, 2023.  
**Petitioners:**  
**ANA SONNIER**  
 32625 Rapids Loop  
 Wesley Chapel, FL 33545  
**CARLOS SUESCUN**  
 9705 E. Flathorn Dr  
 Scottsdale, AZ 85255  
 Attorney for Petitioners:  
 /s/ Larry L. Dillahunt  
 LARRY L. DILLAHUNTY, Esquire  
 LARRY L. DILLAHUNTY, P.A.  
 P.O. Box 21351  
 St. Petersburg, FL 33742  
 Ph: (727) 527-4050  
 Attorney for Personal Representative / Estate  
 SPN 6212 / FBN 191770  
 Primary Email :  
 Larry@dillahuntlaw.com  
 Secondary Email :  
 Cathy@dillahuntlaw.com  
 Jan. 27; Feb. 3, 2023 23-00103P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
**CASE No. 2022CA000058CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**  
**Plaintiff, vs.**  
**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE SPENA, DECEASED, et al.**  
**Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000058CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE SPENA, DECEASED, et al., are Defendants. Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller, will sell to the highest bidder for cash at [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), at the hour of 11:00 A.M., on the 13th day of February, 2023, the following described property:  
 LOT 1965, BEACON WOODS VILLAGE 11-C, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 15, PAGES 42-44.  
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
**IMPORTANT**  
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 DATED this 11th day of January, 2023.  
**GREENSPOON MARDER LLP**  
 TRADE CENTRE SOUTH, SUITE 700  
 100 WEST CYPRESS CREEK ROAD  
 FORT LAUDERDALE, FL 33309  
 Telephone: (954) 343 6273  
 Hearing Line: (888) 491-1120  
 Facsimile: (954) 343 6982  
 Email 1:  
 Karissa.Chin-Duncan@gmlaw.com  
 Email 2: gmforeclosure@gmlaw.com  
 By: Karissa Chin-Duncan  
 Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 36615.0117 / JDeleon-Colonna  
 Jan 27; Feb. 3, 2023 23-00095P

**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

OFFICIAL COURTHOUSE WEBSITES

- MANATEE COUNTY**  
[manateeclerk.com](http://manateeclerk.com)
- SARASOTA COUNTY**  
[sarasotaclerk.com](http://sarasotaclerk.com)
- CHARLOTTE COUNTY**  
[charlotteclerk.com](http://charlotteclerk.com)
- LEE COUNTY**  
[leeclerk.org](http://leeclerk.org)
- COLLIER COUNTY**  
[collierclerk.com](http://collierclerk.com)
- HILLSBOROUGH COUNTY**  
[hillsclerk.com](http://hillsclerk.com)
- PASCO COUNTY**  
[pascoclerk.com](http://pascoclerk.com)
- PINELLAS COUNTY**  
[pinellasclerk.org](http://pinellasclerk.org)
- POLK COUNTY**  
[polkcountyclerk.net](http://polkcountyclerk.net)
- ORANGE COUNTY**  
[myorangeclerk.com](http://myorangeclerk.com)

CHECK OUT YOUR LEGAL NOTICES  
[floridapublicnotices.com](http://floridapublicnotices.com)



LV1827\_V27

LV20890\_V30



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

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

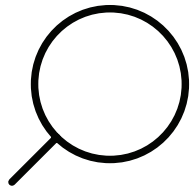


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

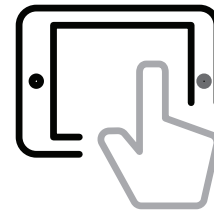
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SECOND INSERTION

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

CASE NO. 2022CA001955CAAXES U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff, vs. MARIA R. BARNHART; MARIA R. BARNHART, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK BARNHART A/K/A FRANK ALEXANDER BARNHART, DECEASED; 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).

TO: MARIA R. BARNHART Last Known Address 3228 Sandy Drive Zephyrhills, Florida 33541 Current Residence is Unknown MARIA R. BARNHART, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK BARNHART A/K/A FRANK ALEXANDER BARNHART, DECEASED Last Known Address 3228 Sandy Drive Zephyrhills, Florida 33541 Current Residence is Unknown

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

TRACT 98, LESS THE WEST 520.51 FEET THEREOF, IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TO-

GETHER WITH AN EASEMENT OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 15.00 FEET OF THE WEST 520.51 FEET OF SAID TRACT 98, SUBJECT TO A DRAINAGE EASEMENT OVER AND ACROSS THE EAST 50.00 FEET THEREOF. TOGETHER WITH 1992 CARR DOUBLEWIDE MOBILE HOME HAVIG IDENTIFICATION NUMBER FLFLN70A20175CG AND FL TITLE NUMBER 63325426 AND IDENTIFICATION NUMBER FLFLN70B20175CG AND TITLE NUMBER 63325427. NOTE: THESE MOBILE HOME TITLES HAVE BEEN RETIRED.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 2-27-23, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse, Telephone 352- 521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED ON JAN 19 2023.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: /s/ Patty Hoogewind As Deputy Clerk Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1460-180380/RKA Jan. 27; Feb. 3, 2023 23-00094P

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

CASE NO.: 2021CA002971CAAXWS PLANET HOME LENDING, LLC, Plaintiff, v. THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY W. ANDREWS; et al., Defendants. TO: Harry Ryan Andrews, A Legally Mentally Incapacitated Individual, in the care of his Mother and Natural Guardian, Catherine Andrews. Last Known Address: 10048 Marley Avenue, New Port Richey, FL 34654 YOU ARE HEREBY NOTIFIED

SECOND INSERTION

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

CASE NO. 2014CA004563CAAXWS BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANTHONY MARINO A/K/A ANTHONY V. MARINO SR. A/K/A ANTHONY V. MARINO (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 11, 2023, in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 13, 2023, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

LOT 25, TRINITY EAST RE-PLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 2 THROUGH 15, 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

SECOND INSERTION

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

CASE NO.: 2022-CC-003069 KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. KERRY M. BENNETT; UNKNOWN SPOUSE OF KERRY M. BENNETT; 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 636, KEY VISTA, PARCEL 18, to the Plat thereof as recorded in Plat Book 47, Pages 25-36, inclusive, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 1913 Blue River Road, Holiday, FL 34691 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 21, 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.

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

LOTS 31, 32 AND 33, BLOCK 186, MOON LAKE ESTATES, UNIT ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 141, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 01-27-2023 012-03-2023 TOGETHER WITH A 1997 OAKK 56' MOBILE HOME VIN NUMBERS: GAFLT34A245490K21 AND GAFLT34B245490K21 AND TITLE NUMBERS 73043779 AND 73043777 including the buildings, appurtenances, and fixtures located thereon. Property Address: 10048 Marley Avenue, New Port Richey, FL 34654.

SECOND INSERTION

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before February 26, 2023 (no later than 30 days from the date of the first publication of this Notice of Action) 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

SECOND INSERTION

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

Case No. 2018CA003322CAAXES PHH Mortgage Corporation, Plaintiff, vs. Melvin Barrios a/k/a Melvin S. Barrios, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 17th day of April, 2023, the following described property as set forth in said Final Judgment, to wit:

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

Any person claiming an interest in the

(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 at Pasco, Florida, on this 19th day of January, 2023.

NIKKI ALVAREZ-SOWLES, ESQ., PASCO CLERK OF COURT (SEAL) BY: /s/ Brooklyn Horner Deputy Clerk

HARRIS S. HOWARD, ESQ., HOWARD LAW GROUP, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Jan. 27; Feb. 3, 2023 23-00105P

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

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

Dated this 20th day of 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. 32106 File # 17-F02701 Jan. 27; Feb. 3, 2023 23-00106P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2018-CA-000005 WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff, vs.

PANKAJ PATEL; ALPA P. PATEL; PANKAJ PATEL AS TRUSTEE OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSSLT-10-206; THE UNKNOWN SETTLORS/BENEFICIARIES OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSSLT-10-206; REGIONS BANK, Defendants.

NOTICE IS HEREBY GIVEN, in accordance with Uniform Final Judgment of Foreclosure dated January 11, 2023, entered in Case No. 2018-CA-000005, in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Wilmington Trust, N.A., not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 is the Plaintiff and Pankaj Patel; Alpa P. Patel; Pankaj Patel As Trustee Of The Land Trustee Dated 10/24/2016 Numbered No. Sssl-10-206; The Unknown Settlers/Beneficiaries Of The Land Trustee Dated 10/24/2016 Numbered No. Sssl-10-206; Regions Bank are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, on the Clerk's website for online auctions at 11:00 AM, on March 14, 2023, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 26, CITRUS TRACE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 25, PAGE(S) 43 TO 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel ID: 05-26-20-0020-00000-0260 Property Address: 29341 RHODIN PL., WESLEY CHAPEL, FL 33544

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.

Date: January 18, 2023 ATLAS | SOLOMON, PLLC Counsel for Plaintiff By: /s/ Dorothy Ann A. Dlugolecki, Esq. Eric M. Levine, Esq. Florida Bar No. 64357 Eric S. Matthew, Esq. Florida Bar No. 26539 Dorothy Ann A. Dlugolecki, Esq. Florida Bar No. 1022496 789 SW Federal Highway, Suite 206 Stuart, FL 34994 Tel: (772) 247-0157 E-mail: servicemailbox@atlas-solomon.com Jan. 27; Feb. 3, 2023 23-00096P

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022-CA-000958

EPPELSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HYLIM YOO, et al., Defendant(s).

Notice is given that pursuant to the Amended Final Judgment of Foreclosure dated January 20, 2023, in Case No.: 2022-CA-000958 of the Circuit Court in and for Pasco County, Florida, wherein EPPELSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HYLIM YOO, et al., is the Defendant, The Clerk of Court will sell to the highest and best bidder for cash on February 27, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 87, Block 28, EPPELSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the plat as recorded in Plat Book 77, Pages 54 through 59, 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. DATED: January 20, 2023

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: January 20, 2023 By: /s/ Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 Sonia A. Bosing, Esquire Florida Bar No.: 55450 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Jan. 27; Feb. 3, 2023 23-00107P

SECOND INSERTION

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

CASE NO. 2022-CC-003937 LAKE BERNADETTE COMMUNITY ASSOCIATION, INC. Plaintiff, vs.

MAREATHA ANN CURTIN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described as:

LOT 2, Block 3, LAKE BERNADETTE - PARCEL 11 PHASE I, according to Plat recorded in Plat book 38 page 77 as recorded in Public Records of Pasco County, Florida; said land situate, lying and being in Pasco County, Florida.

at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 22nd day of February, 2023.

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 25th day of January, 2023. FRISCIA & ROSS, P.A. /s/ Brenton J. Ross Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff Jan. 27; Feb. 3, 2023 23-00121P

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

**PUBLISH YOUR LEGAL NOTICE**  
We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
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Call 941-906-9386  
or email legal@businessobserverfl.com

Business Observer

## SECOND INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 22-DR-005405

**IN RE: ADOPTION OF Minor child, DOB: 11/14/2008 Adoptee**

TO: Charles Lee Wahl, Jr.  
Age: 51  
Race: White  
Hair Color: Light Brown  
Eye Color: Blue  
Approximate Height: 5 Ft. 9.5 Inches  
Approximate Weight: 180

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaShawn Strachan, Esq., whose address is 5118 N. 56 Street, Suite 102, Tampa, FL 33610, on or before 2-27-23, and file the original with the clerk of this Court at Pasco County Courthouse, 38053 Live Oak Ave., Ste. 205, Dade City, Florida 33523, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child are identified as follows:

Name Date of Birth Place of Birth  
M.L.W. 11/14/2008 Tyler, Smith County, Texas

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

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

Dated: JAN 23 2023  
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind Deputy Clerk

LaShawn Strachan  
5118 N. 56 Street, Suite 102  
Tampa, FL 33610  
Jan. 27; Feb. 3, 10, 17, 2023 23-00110P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2023-CP-000043  
IN RE: ESTATE OF FRANCES E. BISSELL, aka FRANCES MARGARET ELIZABETH BISSELL Deceased.

The administration of the estate of FRANCES E. BISSELL, also known as FRANCES ELIZABETH BISSELL, deceased, whose date of death was August 23, 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 27, 2023.

Signed on this 28 day of DECEMBER, 2022.

/s/ Allen R. Bissell  
ALLEN R. BISSELL  
Personal Representative  
5 Park Avenue  
Leominster, MA 01453

/s/ Rebecca C. Bell  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email:  
rebecca@delzercoulter.com  
Jan. 27; Feb. 3, 2023 23-00117P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-2078  
IN RE: ESTATE OF PHILIP CHARLES ASARO SR., aka PHILIP C. ASARO Deceased.

The administration of the estate of PHILIP CHARLES ASARO SR., also known as PHILIP C. ASARO, deceased, whose date of death was October 15, 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 27, 2023.

Signed on this 16th day of December, 2022.

/s/ Philip Asaro  
PHILIP ASARO  
Personal Representative  
10845 Candy Lane  
New Port Richey, FL 34654

/s/ Rebecca C. Bell  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email:  
rebecca@delzercoulter.com  
Jan. 27; Feb. 3, 2023 23-00091P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
Case No. :22-CP-000891  
In Re: ESTATE OF: SHERYL DIANE DERR Deceased.

The administration of the estate of SHERYL DIANE DERR, deceased, whose date of death was January 11, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Littl Rd, New Port Richey, FL 34654, file Number 22-CP-000891. 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 27, 2023.

/s/ Lora Beth Reece  
LORA BETH REECE  
Personal Representative  
/s/ Dorte Blowers  
DORTHE BLOWERS  
Personal Representative

/s/ T. Edmund Spinks  
Attorney for Personal Representative:  
T. Edmund Spinks, Esq.  
2801 W. Busch Blvd.,  
Suite 200  
Tampa, FL 33618  
813-651-1233  
813-489-2553 - fax  
Florida Bar No. 0423947  
Ele: ed@spinkslawfirm.com  
Jan. 27; Feb. 3, 2023 23-00098P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022 CP 002098  
IN RE: ESTATE OF TRACY E. NEWBILL, Deceased.

The administration of the estate of TRACY E. NEWBILL, 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 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 27, 2023.

Personal Representative:  
SANDRA GAYLE SPESARD  
2921 Graham Road  
Washington, MO 63090  
Attorney for Personal Representative:  
JEFFREY T. TROIANO  
Florida Bar No. 0031557  
Williams Parker Harrison Dietz & Getzen  
200 S. Orange Ave.  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email Addresses for service:  
Primary: jtroiانو@williamsparke.com  
Secondary:  
scuster@williamsparke.com  
Jan. 27; Feb. 3, 2023 23-00111P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022CP001721CPAXWS  
IN RE: ESTATE OF DAVID E. PETERS, Deceased.

The administration of the estate of DAVID E. PETERS, deceased, whose date of death was July 30, 2020, 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 27, 2023.

Personal Representative:  
/s/ Marlene Drum  
MARLENE DRUM  
1932 Happy Court  
Odessa, Florida 33556

Attorney for Personal Representative:  
/s/ Rodolfo Suarez  
RODOLFO SUAREZ, JR., ESQ.,  
Attorney  
Florida Bar Number: 013201  
9100 S. Dadeland Blvd., Suite 1620  
Miami, FL 33156  
Telephone: (305) 448-4244  
Fax: (305) 448-4211  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eca@suarezlawyers.com  
Jan. 27; Feb. 3, 2023 23-00123P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-22-CP-1611  
IN RE: ESTATE OF JACKIE DON FORTENBERRY A/K/A JACK DON FORTENBERRY Deceased.

The administration of the estate of JACKIE DON FORTENBERRY A/K/A JACK DON FORTENBERRY, deceased, whose date of death was April 5, 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 27, 2023.

Personal Representative:  
LANITA FORTENBERRY  
553 Kirksville Rd,  
Richmond, KY 40475  
Attorney for Personal Representative:  
/s/ Michelle D'Angelone  
Michelle D'Angelone, Esq.  
Attorney for Petitioner  
Florida Bar No.: 0016478  
Taylor D'Angelone Law, P.A.  
7730 Little Rd. Ste. B  
New Port Richey, FL 34654  
Telephone: (727) 863-0644  
Fax: (727) 255-5350  
E-Mail: serve.tdlaw@gmail.com  
Secondary E-Mail:  
md.taylor@gmail.com  
Jan. 27; Feb. 3, 2023 23-00118P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-2022-CP-1984  
IN RE: ESTATE OF STANLEY WEDDINGTON, JR. Deceased.

The administration of the estate of STANLEY WEDDINGTON, JR., deceased, whose date of death was July 16, 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 27, 2023.

Personal Representative:  
STANLEY WEDDINGTON III  
4929 Crittenden Avenue  
Indianapolis, IN 46205

Attorney for Personal Representative:  
JALEH PIRAN-VESSEH, ESQ.  
Florida Bar Number: 92966  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail:  
paralegal@pascoelderlaw.com  
Jan. 27; Feb. 3, 2023 23-00092P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 2022-CP-002027  
IN RE: The Estate of PHILIP ALAN FREY, Deceased.

The administration of the estate of PHILIP ALAN FREY, deceased, whose date of death was August 17, 2022, File Number 2022-CP-002027, is pending in the Clerk of the Circuit Court, Pasco County, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 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 served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO 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 27, 2023.

Anthony M. Gibbs  
Anthony M. Gibbs,  
Personal Representative  
22687 Stanford Drive  
Frankfort, IL 60423

/s/ Ann-Eliza M. Taylor  
Ann-Eliza M. Taylor, Esquire  
Older, Lundy, Koch & Martino  
1000 W. Cass St.  
Tampa, FL 33606  
Ph.: 813-254-8998  
Fax: 813-839-4411  
ataylor@OLALaw.com  
dmorris@OLALaw.com  
Florida Bar No: 70852  
Counsel for Personal Representative  
/s/ Anthony M. Gibbs  
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