PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Lakeshore Ranch Community Development District Request for Proposals for Security Services

The Lakeshore Ranch Community Development District (the "District"), located in Pasco County, Florida is soliciting qualifications to provide professional security services on a continuing basis. The security contractor will provide a variety of security services, implementing security objectives according to policies and procedures of the District, as more specifically set forth in the Bid Package. The Bid Package will be available on February 17, 2023 by email to Patricia Thibault, District Manager, Email: Patricia@breezehome.com.

Any firm or individual ("Applicant") desiring to provide professional security services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement of its qualifications ("Qualification Statement"). The Qualification Statement at a minimum should include a statement of interest, the resume of the lead security supervisor proposed to be assigned to the District, any experience as a security officer for any community development districts, and a list of at least three

All Applicants interested must submit one original hard copy and one electronic copy of their Qualification Statement by 12:00 p.m. on March 3, 2023 to the attention of Patricia Thibault, District Manager, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and via email to Patricia@breezehome.com

Qualification Statements which are received after the cut-off date and time will not be considered. Written questions should be addressed to the District Manager at the email address set forth above. The District reserves the right to reject any or all Qualification Statements, to waive informalities, and to re advertise this Request for Qualifications. Applicants shall not be entitled to be reimbursed for any expenses associated with a response to this Request for Qualifications.

Any protest regarding the terms of this Request for Qualifications must be filed in writing, within seventy-two (72) hours after the publication of this Request for Qualifications. Any Applicant who is affected adversely by a District decision to award the agreement shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Patricia Thibault District Manager Run date: February 17, 2023

23-00257P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Asturia Community Development District will hold their regular monthly meeting on Tuesday, February 28, 2023 at 6:00 p.m., at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website https://www.asturiacdd.org/ or contact the District Manager, Tish Dobson, at tdobson@dpfgmc.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o DPFG Management & Consulting, LLC, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-285, or tdobson@ dpfmg.com or on the District's website https://www.asturiacdd.org/. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

Tish Dobson, District Manager

Run Date:

February 17, 2023

23-00244P

FIRST INSERTION

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

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

March 2, 2023

April 6, 2023 May 4, 2023

June 1, 2023

July 6, 2023 September 7, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may

32756 at (813) 564--7847, one week prior to the meeting. There may be occasions when one or more supervisors will participate by telephone or other remote device.

be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL

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

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal isto be based. Breeze, District Management

Publish: February 17, 2023 (Business Observer - Pasco County)

February 17, 2023

23-00245P

FIRST INSERTION

Notice is hereby given that CHRISTO-PHER T LEIBFREID, JUDY L LEIB-FREID, OWNERS, desiring to engage in business under the fictitious name of JIMMY'S SANITARY SERVICE located at 38140 MICHAEL ST, DADE CITY, FLORIDA 33525 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. 23-00250P February 17, 2023

PUBLISH YOUR LEGAL NOTICE Email



FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Harper Oaks Farm located at 29025 Bayhead Rd, in the County of Pasco, in the City of Dade City, Florida 33523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 15th day of February, 2023. CKHARPER ENTERPRISES LLC

February 17, 2023

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DonutNV located at 34023 Soaring Bamboo Path, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 10th day of February, 2023. KB SALES & SOLUTIONS LLC

February 17, 2023

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 TRUST MORTGAGE LOANS located at 6322 RIDGE RD in the City of PORT RICHEY, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2023. PRINCIPAL EAGLE FINANCIAL,

February 17, 2023 23-00254P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of KMS CX Solutions located at 1150 Tuscany Dr., in the County of Pasco, in the City of Trinity, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida.

Dated at Trinity, Florida, this 14th day of February, 2023. Kelly M. Sigmon

23-00256P February 17, 2023

FIRST INSERTION

23-00247P

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

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

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

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

Supervisors may participate by speaker telephone.

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

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

Long Lake Ranch Community Development District

Tish Dobson, District Manager (321) 263-0132, Ext. 285

Publication date: February 17, 2023

23-00243P

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 12.70 acres to serve the Road project known as Kenton Road 1st Extension. The project is located in Pasco County, Section(s) 28, Township 25 South, Range 20 E. The permit applicant is King Lake Partners Owner, LP, 1855 E Main Street, Suite 14-7, Spartanburg, SC 29307. The Permit No. is 43045142.002.

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

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 within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of 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 17, 2023

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.

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 The Kidpreneur Club located at 15985 Preserve Marketplace #1012 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of February 2023.

Tampa Children's Business Fair Inc 23-00246P February 17, 2023

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 CrossHatch Mobile Detailing and Cleaning, located at 7127 Congress St, in the City of New Port Richey, County of Pasco, State of FL, 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of February, 2023. Ralph Jardio 7127 Congress St New Port Richey, FL 34653 February 17, 2023 23-00249P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 512023CP000136CPAXES IN RE: THE ESTATE OF STEPHEN RICHARD MARSHALL A/K/A STEPHEN R. MARSHALL $A/K/A\,STEPHEN\,MARSHALL,$ Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

You are hereby notified that an Order for Summary Administration has been submitted to the court for consideration in the Estate of Stephen Richard Marshall a/k/a Stephen R. Marshall a/k/a Stephen Marshall, deceased, File 512023CP000136CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Pasco, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523, that the decedent's date of death was August 31, 2022, that the total value of the estate is \$14,663.45 (including Florida Homestead Exempt property) and that the name and address of those to whom it has been assigned by such order is:

Jean L. Koshensky, Trustee of the Stephen R. Marshall Revocable Living Trust dated April 26, 2022 Address

6628 Bonita Vista Court, Land O'Lakes, FL 34637 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administra tion must file their claims within this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

NOTWITHSTANDING ANY OTH-ER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DEATH IS BARRED

The date of first publication of this Notice is February 17, 2023.

Person Giving Notice: JEAN L. KOSHENSKY, Petitioner. 6628 Bonita Vista Court

Land O'Lakes, FL 34637 Attorney for Person Giving Notice: Jerrold E. Slutzky, Esq. Attorney for Petitioner Florida Bar No. 95747 Slutzky Law Firm 853 Main Street, Suite A Safety Harbor, FL 34695 Telephone: (727) 475-6200 Email: jerryslulaw@gmail.com February 17, 24, 2023 23-00242P



FIRST INSERTION

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

File No. 2023-CP-000020 IN RE: ESTATE OF John A. Waldman Deceased.

The administration of the estate of John A. Waldman, deceased, whose date of death was January 14, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 17, 2023. Signed on this 14th day of February, 2023.

/s/ Matthew A. Waldman Matthew A. Waldman Personal Representative 2663 Wilson Road SE West Jefferson, OH 43162 /s/ Douglas E. Hoover

Douglas E. Hoover Attorney for Personal Representative Fla. Bar No. 177535 6660 N. High Street 2E Worthington, OH 43085-2537 Telephone: 614-436-1001 Email: diggerhoov@aol.com February 17, 24, 2023 23-00258P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1601-WS

IN RE: ESTATE OF ARTHUR LAWRENCE PEACOCK

Deceased. The administration of the estate of ARTHUR LAWRENCE PEACOCK, deceased, whose date of death was May 15, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are

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.

set forth below.

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

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 17, 2023.

Personal Representative: /s/ Arthur S. Peacock ARTHUR S. PEACOCK 188108 Tendering Court

Hudson, Florida 34667

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 17, 24, 2023 23-00236P

FIRST INSERTION

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

CASE NO.: 2018CA004084CAAXES U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR RESI-DENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, **SERIES 2006-KS5**,

Plaintiff, VS. EVALYNE GREEN; CHARLES HERBERT GREEN A/K/A CHARLES H. GREEN; UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on February 10, 2023 in Civil Case No. 2018CA-004084CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORA-TION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS5 is the Plaintiff, and EVALYNE GREEN; CHARLES HERBERT GREEN A/K/A CHARLES H. GREEN; UNKNOWN TENANT #1 N/K/A SHARON GREEN; UNKNOWN TENANT #2 N/K/A JOHN DOE are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on March 15, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 22, LESS THE NORTH 16.00 FEET THEREOF AND THE NORTH 22.50 FEET OF THE EAST 1/2 OF LOT 27, BLOCK 6; AND LOTS 38 AND 43, BLOCK 10, TOWN OF MA-CON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 10, PAGE 215, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. AND

THE NORTH 16.00 FEET OF LOT 22, BLOCK 6, TOWN OF MACON, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN DEED BOOK 10, PAGE 215. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 13th day of February, ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Hollis Hamilton Date: 2023-02-13 11:44:55 By:Hollis Hamilton Esq. FBN: 91132 Primary E-Mail: $Service {\bf Mail@aldridgepite.com}$ 1221-2359B February 17, 24, 2023 23-00251P

FIRST INSERTION

PASCO COUNTY

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

FLORIDA. CIVIL DIVISION CASE NO.

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

Plaintiff, vs. MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN SPOUSE OF MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN HEIRS OF MAYA H. WILLIAMS N/K/A MAYA WILLIAMS: LONG LEAF NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH. UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 13, 2022 and an Order Resetting Sale dated February 8, 2023 and entered in Case No. 2018CA-003651CAAXWS of the Circuit Court in and for Pasco County, Flor-ida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18 is Plaintiff and MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN SPOUSE OF MAYA H. WILLIAMS A/K/A MAYA WILLIAMS; UNKNOWN HEIRS OF MAYA H. WILLIAMS N/K/A MAYA WILLIAMS; LONG LEAF NEIGHBORHOOD ASSO-CIATION, INC.; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-

TIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on April 18, 2023 , the following described property as set forth in said Order or Final Judgment, to-

Lot 9, Block 31, Longleaf Neighborhood Three, as per plat thereof, recorded in Plat Book 56, Page 127-150, of the Public Records of Pasco County

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

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 2/9/23.

By: /s/ Jeffrey M. Seiden, Esq. Jeffrev M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178315 / SM2

23-00238P February 17, 24, 2023

FIRST INSERTION

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

Case Number: 2023-CP-10 IN RE: ESTATE OF MATTHEW RYAN BERKEMEIER, Deceased.

The administration of the estate of Matthew Ryan Berkemeier, de-ceased, whose date of death was March 17, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney

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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF CE OF A COPY OF THIS NO-TICE 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING

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

The date of first publication of this notice is: February 17, 2023.

ROBERT D. HINES, ESQUIRE

Curator 1312 W. Fletcher Avenue,

Suite B Tampa, FL 33612 Robert D. Hines, Esquire Attorney for Curator 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: jrivera@hnh-law.com February 17, 24, 2023 23-00253P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP000749CPAXES

Division Probate IN RE: ESTATE OF BERNICE M. CROTTS SHEVLIN A/K/A BERNICE M. SHEVLIN

Deceased. The administration of the estate of Bernice M. Crotts Shevlin a/k/a Bernice M. Shevlin, deceased, whose date of death was March 31, 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 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are

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

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 17, 2023.

Personal Representative: Kimberly Crotts Harvell

1806 Big Buck Rd. Julian, North Carolina 27283 Attorney for Personal Representative: Anthony J. Cetrangelo, Attorney Florida Bar Number: 0118134 Henderson Franklin, Starnes & Holt, P.A. 8889 Pelican Bay Boulevard, Suite 400 Naples, FL 34108 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail:

anthony.cetrangelo@henlaw.com

Secondary E-Mail: barbra.asselta@henlaw.com E-Mail:

February 17, 24, 2023

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

File No. 51-22-CP-2116-ES IN RE: ESTATE OF FANNIE PAULINE LEVINSON AKA FANNIE P. LEVINSON Deceased.

The administration of the estate of Fannie Pauline Levinson aka Fannie P. Levinson, deceased, whose date of death was November 13, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representa-

tive's attorney are set forth below.

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

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS FEBRU-ARY 17, 2023.

Personal Representative: Pattiann Bartleson

8225 Arevee Drive Lot 744 New Port Richey, FL 34653 Attorney for Personal Representative: David C. Gilmore, Esq. 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 February 17, 24, 2023 23-00248P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF JUDICIAL DISTRICT IN AND FOR PASCO COUNTY, FLORIDA

FILE NO.: 23-CP-000022PAXES IN RE: ESTATE OF EDGAR RANDOLPH SHUPARD

DeceasedThe administration of the estate of EDGAR RANDOLPH SHUPARD, deceased, whose date of death was January 13, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Ste 205, Attn: Probate, 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ${\rm ER~BARRED.}$

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 17, 2023.

Katherine Cornelius Shupard Goodman Katherine Cornelius Shupard Goodman Personal Representative ADDRESS: 2226 Alpine Avenue,

Sarasota, FL 34239 /s/ Debbie London Baker Debbie London Baker Attorney for Personal Representative Florida Bar Number 119061 Address: 6409 Eureka Springs Rd., Tampa, FL 33610 Telephone: 813-586-1332

debbaker@londonbakerlaw.com

February 17, 24, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2023CP00013CPAXWS

IN RE: THE ESTATE OF BARBARA ANN PASCARELLA, a/k/a BARBARA PASCARELLA, **Deceased.**The administration of the estate of

BARBARA ANN PASCARELLA, a/k/a BARBARA PASCARELLA, deceased, whose date of death was October 20, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below. All creditors of the decedent and other persons having claims or 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.

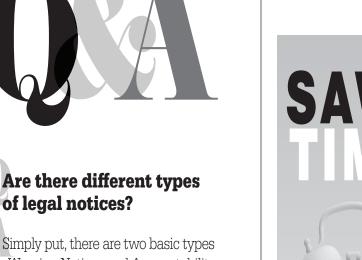
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is February 17, 2023. /s/ Michael C. Pascarella

MICHAEL C. PASCARELLA Personal Representative Attorney for Personal Representative:

/s/ Steven Meiller STEVEN TRABAYKO MEILLER, **ESQUIRE** Florida Bar Number: 0846340 12000 US Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative, Michael C. Pascarella February 17, 24, 2023 23-00259P



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.

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MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE ${\bf SIXTH\ JUDICIAL\ CIRCUIT}$ IN AND FOR PASCO COUNTY. FLORIDA

CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING,

Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS. CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF IBUKUN WOODSON, DECEASED: et al..

Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Ibukun Woodson, De-

Last Known Residence: Unknown YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in PASCO County, Florida: LOT 21, BLOCK 2, BALLAN-TRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

RECORDS OF PASCO COUN-

TY. FLORIDA.

PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 3-20-23, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on FEB 15 2023. As Clerk of the Court (SEAL) By: /s/ Patty Hoogewind

 $\begin{tabular}{ll} As Deputy Clerk \\ ALDRIDGE \mid PITE, LLP \end{tabular}$ Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 $\,$ 1100-278B

February 17, 24, 2023 23-00260P

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT ${\rm IN\,AND\,FOR}$ PASCO COUNTY, FLORIDA CASE: 2022-CC-001364

TIERRA DEL SOL HOMEOWNER'S ASSOCIATION. INC., a not-for-profit Florida

corporation, Plaintiff, vs. FRANK HEGEDUS IV; UNKNOWN

SPOUSE OF FRANK HEGEDUS IV; AND UNKNOWN TENANT(S), Defendant.

TO: FRANK HEGEDUS IV

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

Lot 13, Block 18, TIERRA DEL SOL PHASE 1, according to the Plat thereof as recorded in Plat Book 52, Pages 70 through 84, inclusive, Public Records of Pasco County, Florida, and any subsequent amendments to the afore-

Property Address: 9321 Wellstone Drive, Land O'Lakes, FL 34638 02-17-2023 02-24-2023

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for

Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Informa-tion Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of this Court on the 9th day of February, 2023

NIKKI ALVAREZ SOWLES Circuit and County Courts (SEAL) By: /s/ Brooklyn Horner Deputy Clerk February 17, 24, 2023 23-00234P

FIRST INSERTION

PASCO COUNTY

NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION; UN-KNOWN TENANT #1 N/K/A YEIDY AGUILAR are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco. realforeclose.com beginning at 11:00 AM on April 3, 2023 the following described property as set forth in said Final Judgment, to-wit:.

LOT 253, COUNTRY CLUB ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 9, PAGE 85-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12800 Vassar

Court, Hudson, Florida 34667 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

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

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: M180182-JMV

February 17, 24, 2023 23-00235P

FIRST INSERTION

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.:

2019CA000975CAAXWS THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE CERTIFICATEHOLDERS

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-

RUTBELINA ESCALANTE, ET AL.,

Defendant(s), NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment dated Febru-

ary 6, 2023 entered in Civil Case No.

2019CA000975CAAXWS in the Cir-

cuit Court of the 6th Judicial Circuit in

and for Pasco County, Florida, wherein THE BANK OF NEW YORK MEL-

LON FKA THE BANK OF NEW YORK

AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF CWALT, INC.,

ALTERNATIVE LOAN TRUST 2007-

2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2CB,

Plaintiff and RUTBELINA ESCALAN-

TE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS

LOAN TRUST 2007-2CB,

Plaintiff, v.

OF CWALT, INC., ALTERNATIVE

CASE NO.: 20-22 -CA-001192-CAAX-ES U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL MCGUINNESS; JENNIFER MCGUINNESS; TIMOTHY MCGUINNESS; JOHN MCGUINNESS; KATHERINE MEARS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 13th day of February 2023, and entered in Case No. 20-22 -CA-001192-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL MCGUINNESS JEN-NIFER MCGUINNESS TIMOTHY MCGUINNESS JOHN MCGUIN-NESS KATHERINE MEARS; and UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 13th day of March 2023, at 11:00 AM on PAS-CO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 93 FEET OF THE EAST 150 FEET OF THE WEST 225 FEET OF TRACT 62, IN SECTION 16, TOWN-SHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COL-ONY COMPANY LANDS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SUBJECT TO RESTRICTIONS OF RECORD. PARCEL 2:

THE WEST 1 FEET OF THE NORTH 20 FEET OF THE WEST 124 FEET OF THE EAST 439 FEET OF THE NORTH 86 FEET OF TRACT 62, IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommoda-tion 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

Dated this 14th day of February 2023.

> By: $/s/Corey\ Lewis, Esq.$ Corey Lewis, Esq Bar Number: 72580

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** eservice@decubaslewis.com 22-00620

February 17, 24, 2023 23-00252P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2020-CA-000659 Division J2

GROW FINANCIAL FEDERAL CREDIT UNION JOSEPH D. KELLY, ANGELA R. KELLY, BEACON WOODS CIVIC ASSOCIATION, INC., AND

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 23, 2021, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles. Esq., Clerk of the Circuit Court, will sell

UNKNOWN TENANTS/OWNERS,

the property situated in Pasco County, Florida described as: LOT 1282 BEACON WOODS VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 130 AND 131, OF THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LOT 1282-A, BEACON WOODS VILLAGE 5-D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14. PAGES 16 AND 17. OF THE PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA.

and commonly known as: 8806 MILL CREEK LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein. at public sale, to the highest and best bidder, for cash, online at www.pasco.

realforeclose.com, on March 23, 2023 at 11:00 A.M..

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 disabil-

Dated this February 10, 2023 By:/s/ $Laura\ E.\ Noyes$ Laura E. Noyes Attorney for Plaintiff

Invoice to: Laura E. Noyes (813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 000100/2013780/CMP

Any persons claiming an interest in

ity 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.

23-00241P February 17, 24, 2023

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE WA 98109 SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION

Case No. 51-2022-CA-002517 SELECT PORTFOLIO SERVICING,

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES, OF WILLIE C RODGERS A/K/A WILLIE RODGERS, DECEASED: DEXTER Q. ROGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED: DIANDRE LEE, AS KNOWN HEIR OF WILLIE C RODGERS A/K/A WILLIE RODGERS, DECEASED: CARMEN RODGERS SMITH, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; MARY RODGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED; ENID RODGERS, AS KNOWN HEIR OF WILLIE C. RODGERS

A/K/A WILLIE RODGERS, DECEASED, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OF WIL-LIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN UNKNOWN SPOUSE OF MARY RODGERS CURRENT RESIDENCE

UNKNOWN LAST KNOWN AD-

DRESS 24 ROY ST APT 231 SEATTLE, ENID RODGERS, AS KNOWN HEIR

OF WILLIE C. RODGERS A/K/A WILLIE RODGERS, DECEASED CURRENT RESIDENCE UNKNOWN BELIEVED TO BE AVOIDING AT: 4218 N CLARENDON AVE #223 CHI-CAGO, IL 60613 1522

UNKNOWN SPOUSE OF ENID ROD

CURRENT RESIDENCE UNKNOWN BELIEVED TO BE AVOIDING AT: 4218 N CLARENDON AVE #223 CHI-CAGO, IL 60613 1522 You are notified that an action to

foreclose a mortgage on the following property in Pasco County, Florida: 02-17-2023

02-24-2023 WASHINGTON LOT 28, HEIGHTS SUBDIVISION, FILED IN PLAT BOOK 13, PAGE 76. PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

commonly known as 14734 11TH ST, DADE CITY, FL 33523 has been filed against you and 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 March 19, 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 9th, 2023.

CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. 38053 Live Oak Avenue Dade City, Florida 33523 (COURT SEAL) By: Brooklyn Horner Deputy Clerk

Laura E. Noves Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 246300/2117500/wlp February 17, 24, 2023

23-00237P

floridapublicnotices.com

THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, February 28, 2023, $\,$ for United Self Mini Storage – Tarpon at www.StorageTreasures.com bidding to begin on-line February 17, 2023, at 6:00am and ending February 28, 2023,at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Regina Roberts February 10, 17, 2023 23-00221P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000137TDAXXX 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 CEN-TER OF CREEK FOR POB TH N00DG 10' 19"E 195.28 FT TH S89DG 47' 43"W 167.60 FT TH SOODG 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

January 18, 2023

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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessv Deputy Clerk

February 3, 10, 17, 24, 2023 23-00151P

SECOND INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail) TO: JOSEPH L. BENEDUCE, TARA HARDING, JOSHUA BENE and ANY

UNKNOWN TENANT(s) 7416 Demure Lane; Lot #151 New Port Richey, Florida 34653. CMRR: 7015-1730-0000-4535-9462 SUNSHINE LAKE ESTATES, LLC (Registered Owner Name) 6530 Accent Lane New Port Richey, Florida 34653 CMRR: 7015-1730-0000-4535-9479

When you vacated the premises at 7416 Demure Lane: Lot #151, New Port Richey, FL 34653, the following per-

sonal property remained: 1981 LIBERTY SINGLE WIDE MOBILE HOME VIN: 10L13325; TITLE NO.

19952123 You may claim this property at: FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above described property and take possession of the property which you claim, not later than February 27, 2023 at 11:00a.m., this property will be disposed of pursuant to Florida Stat-

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county re-

ceives the money. DATE: February 7, 2023 SUNSHINE LAKE ESTATES MHC

HOLDINGS, LLC By: MARY CLARK, PARK MANAGER 6530 Accent Lane New Port Richev, FL 34653 (727)-842-3928 February 10, 17, 2023 23-00228P

SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, February 28. 2023. for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line February 17, 2023, at 6:00am and ending February 28, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Unit Name

Danielle Bates I312 Ricki Florez I014 Christopher Garcia II 1008 Steven Melvin E023 February 10, 17, 2023 23-00222P

THIRD 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

FOURTH 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

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 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 fol-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

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 23-00110 P

THIRD 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO.:

2019CA000908CAAXES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, VS. LISANDRA MOLINA; JOSEPH AVILES; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT 1: UNKNOWN TENANT 2. the names being fictitious to account for parties in possession, Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on January 30, 2023 in Civil Case No. 2019CA000908CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff, and LISANDRA MOLINA; JOSEPH AVILES; FOUNDATION FINANCE COMPANY LLC: UNKNOWN TEN-ANT 1; UNKNOWN TENANT 2 are

Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on March 6, 2023 at 11:00:00 AM EST the following described real property as set forth in

said Final Judgment, to wit: LOT 20, WESLEY CHAPEL ACRES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 23, PAGE 6 AND 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER:

06-26-20-0020-00000-0200 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 1st day of February, 2023.

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Hollis Hamilton Date: 2023-02-01 14:47:16 By:Hollis Hamilton Esq. FBN: 91132 Primary E-Mail: Service Mail@aldridgepite.com1184-974B

February 10, 17, 2023 23-00193P

SECOND INSERTION

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

DIVISION CASE NO. 51-2021-CA-002696 WS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANK OF AMERICA FUNDING 2009-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES,

Plaintiff, vs. BRITTANY DAVIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF IOSEPH HENRY HENDERSON, et al. Defendants.

To: JOSEPH HENDERSON ADDRESS: UNKNOWN UNKNOWN SPOUSE OF JOSEPH HENDERSON ADDRESS: UNKNOWN

JOSEPH HENDERSON ADDRESS: 12724 EOLA AVENUE, NEW PORT RICHEY, FL 34654 UNKNOWN SPOUSE OF JOSEPH HENDERSON ADDRESS: 12724 EOLA AVENUE,

NEW PORT RICHEY, FL 34654 LAST KNOWN ADDRESS STATED. CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclosure Mortgage covering the following real and personal property described as follows, to-wit: 02-10-2023 02-17-2023

LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 90, MOON LAKE ESTATES, UNIT SIX, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4. PAGES 90 AND 91. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC,225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before March 09, 2023, or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs 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 Gover ter, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of said Court on the 7th day of February, 2023. CLERK OF THE CIRCUIT COURT As Clerk of the Court

(SEAL) BY: /s/ Brooklyn Horner Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 20-00599- I

23-00226P February 10, 17, 2023

John Bueno G38 AC April Joelle

G52 AC Megan Jennifer Cannon

February 10, 17, 2023

THIRD 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

Certificate #: 1810584 Year of Issuance: 06/01/2019 Description of Property: GROVE PARK UNIT SEVEN PB 1640

Name(s) in which assessed: JONATHAN EDWARD ELLICK

Unless such certificate shall be on March 09, 2023 at 10:00 am.

23-00136P

THIRD INSERTION

THIRD INSERTION

Notice of Application for Tax Deed

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

25-26-15-0520-00000-0930 ALOHA GARDENS UNIT 2 PB 9

PG 130 LOT 93 OR 7917 PG 1020

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00157P

on March 09, 2023 at 10:00 am.

February 3, 10, 17, 24, 2023

Year of Issuance: 06/01/2019

assessed are as follows:

Certificate #: 1812101

Description of Property:

Name(s) in which assessed:

TAMMY HECHT

of Pasco, State of Florida

January 18, 2023

2022XX000144TDAXXX NOTICE IS HEREBY GIVEN,

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 TO-GETHER 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

SECOND INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on February 28th, 2023 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

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

B26 Diane Kagarise B101 Robert Remick Joshua E. Beatty B368 Morgan Hampton Paolo Veneziano B372 Robert Remick B482 Mercedee Lindell

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

C103

Alba Portilla (Ramos)

C263 Patricia Lamp E65 Jorge Pena, Jr. E96 Samantha Marie Johnson Sharon Van Gorden E102 F14 Jake Marcus Hunsinger

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

Athresia Pemberton B30 Trodglen

G86 AC April Joelle

23-00213P

follows:

8 PG 130 LOT 30 OR 8505 PG

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, January 18, 2023

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

February 3, 10, 17, 24, 2023

THIRD 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 COM-PANY 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

THIRD 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 UNRECORD-ED PLAT LOT 4 DESC AS COM AT SW COR OF TRACT 10 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 TH NOODEGO3 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 EASE-MENT 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 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

23-00164P

Email your Legal Notice

SECOND INSERTION

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

COUNTY, FLORIDA CASE NO: 22-CC-3887 THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC. a Florida not-for-profit corporation,

DIANA L. DISPENZA and ANY UNKNOWN OCCUPANTS IN POSSESSION,

Defendants.TO: DIANA L. DISPENZA and ANY UNKNOWN OCCUPANTS IN POS-SESSION

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, THE VERANDAHS AT PASCO ASSOCIATION, COMMUNITY INC., herein in the following de-

scribed property: Lot 281, VERANDAHS, according to the plat thereof, as recorded in Plat Book 56, page 64, of the

Public Records of Pasco County, Florida. With the following street address: 12652 Chenwood Avenue, Hudson, Florida, 34669

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg, Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. 02-03-2023 02-03-2023

WITNESS my hand and the seal of this Court on 3rd day of February 2023 Nikki Alvarez-Sowles, Esquire

Clerk and Comptroller (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

Greenberg Nikoloff P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100

February 10, 17, 2023 23-00198P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO. 2019-CA-003778-WS ONEMAIN FINANCIAL GROUP, LLC, Plaintiff,

MIGUEL A. PEREZ A/K/A MIGUEL PEREZ; MARITZA PEREZ A/K/A MARITZA B. PEREZ, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 6, 2023, entered in the above-captioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www. pasco.realforeclose.com, on March 23, 2023, the following described property as set forth in said final judgment, to-

LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING
TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 25, PAGES
118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA Property Address: 9323 Via Segovia, New Port Richey, FL

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 $(\ensuremath{\mathrm{V}})$ for proceedings 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 or voice 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 February 7, 2023.

WEITZ & SCHWARTZ, P. A. Attorneys for Plaintiff 900 S. E. 3rd Avenue, Suite 204 Fort Lauderdale, FL 33316 Phone (954) 468-0016 Fax (954) 468-0310 By:/s/Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com February 10, 17, 2023 23-00223P

SECOND INSERTION

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

CASE NO.: 51-2022-CA-000242-CAAX-ES PENNYMAC LOAN SERVICES,

Plaintiff, vs. DONALD G. DAVIDSON; PATRICIA K DAVIDSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 30th day of January 2023, and entered in Case No. 51-2022-CA-000242-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is the Plaintiff and DONALD G. DAVIDSON PATRICIA K. DAVIDSON UNKNOWN HEIRS, DEVISEES BENEFICIARIES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DONALD G. DAVIDSON DARLA AHMETI DAVID WAYNE DAVIDSON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZSOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 1st day of May 2023 at 11:00 AM on PASCO County's Public Auction

pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: THE NORTH 100 FEET OF THE SOUTH 800 FEET OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PUBLIC RE-

website: www.pasco.realforeclose.com,

CORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1980 FLEET MOBILE HOME, VIN # FLFL1A012333496, PER-MANENTLY AFFIXED AND

SITUATED THERETO, UPON THE REAL PROPERTY DE-SCRIBED ABOVE.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accom-modate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 1st day of February 2023.

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

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone:(954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00094 February 10, 17, 2023

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 51-2018-CA-001500WS WELLS FARGO BANK, N.A Plaintiff, v.

ROLAND K MAKI A/K/A ROLAND MAKI; BLACK POINT ASSETS, INC., AS TRUSTEE OF THE 5318 POINSETTIA DR. LAND TRUST; STAR POINTE CAPITAL, LLC, AS TRUSTEE OF THE 5318PD LAND TRUST; UNKNOWN SPOUSE OF ROLAND K MAKI A/K/A ROLAND MAKI; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BANK OF AMERICA, N.A.

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on DECEMBER 1, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 30, FLORAL PARK PAR-TIAL REPLAT PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5318 POINSETTIA DR, NEW PORT RICHEY, FL 34652-4643

at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on March 03, 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 1st day of February, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000001382 February 10, 17, 2023 23-00190P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.:

512022DR003950DRAXES MELINDA KNIGHT and AARON KNIGHT, husband and wife, Petitioners, vs. TIFFANY HILLMAN, biological mother, KEIFER HOBBY, SR., biological father, and ANGELA HOBBY, permanent guardian

Respondents. TO: TIFFANY HILLMAN 38319 State Road 575 Dade City, Florida 33523 ANGELA HOBBY 13625 10th Street Dade City FL 33525 KIEFER HOBBY, SR. 21107 Durdan Rd Dade City, FL 33523

YOU ARE NOTIFIED that an action for Petition for Temporary Custody of a Minor Child by a Family Member has been filed against you and that you may serve a copy of your written defenses, if any, by filing the original with the Clerk of Court at Pasco County Clerk of Court, 7530

Little Road, New Port Richey, FL 34653 on or before March 3, 2023 (Pub. 2/10, 2/17, 2/24, 3/3)

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: JAN 30 2023

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ ConnieJo Makowski Deputy Clerk

Feb. 10, 17, 24; Mar. 3, 2023 23-00200P

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. 2022CA002072CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

RYAN JAMES MALONEY AND CHRISTINA HOTELLING MCCUE, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 10, 2022, and entered in 2022CA002072CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and RYAN JAMES MALONEY; CHRISTINA HOTEL-LING MCCUE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www pasco.realforeclose.com, at 11:00 AM. on March 02, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 228, NATURE'S HIDE-

AWAY PHASE III, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT ${\tt BOOK~27, PAGES~137~THROUGH}$ 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7525 WHIS-PER WOODS CT, NEW PORT RICHEY, FL 34655

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 7 day of February, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com22-052588 - ViT February 10, 17, 2023 23-00227F

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 25, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment.The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORÂGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

OA160 - Popovich, George; OA204 - Via Jones, Celinda; OA219 - Tucker, Erica; OA234 - Lang, Martha; OA245 - Donahue, Kathleen; OB001 - Popovich, George; OB048 - Ramirez, Rafael; OB102 - Belangia, Melissa; OC015 - valenzano, Angela; OC120 - Sloan, Joshua; 0D001 - Popovich, George; 0D036 - Grace, Timothy

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1054 - Tipton, Steve; 1055 - Hughes, Monique; 1079 - Evens, Thomas; 1115 - Celluzzi, Anthony; 1119 - Cortez, Valenica; 1142 - Haws, Aron; 1146 - Palasky, John; 2004 - Atwater, Rosemary; 2104 - Verde, Anthony; 2127 - Patrick, John; 2146 - Gillen, Ke-Chia; 2213 - Durnavich, Denise; 2251 - Davis, Patrick; 3007 - Odom, John; 3055 - Manning, Emily; 3117 - seaman, christopher; 3169 - Brenner, Oneita; 3192 - zullo, mike; 3195 - Pearman, Stormie; 3208 - Propheter, Kelsey; 3253 - Rivera, Jennifer; 3278 - Constantinou, Irene; 3313 - Mckennan, Antoine; 3353 - adams, Cody PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Sale to be held at www.storagetreasures.com.

A0049 - Elliott, Jeffrey; E1183 - Long, Christopher; E1232 - osorno, Jonathan; E1233 - Batten, Lahaf; E2273 - Shihadeh, Michael David; E2334 - Measels, Tamra; E2348 - Peragine, Jessica; E2361 - Coleman, Lillian; E2371 - Pelcher, Tina PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:15 AM

Sale to be held at www.storagetreasures.com. 11002 - Waller, Tony; 11022 - vurro, candice; 11041 - Andrews, Julie; 11220 - Yaskovic, Carey; 11224 - Miley, Jarrett; 11295 iones, michael: 12212 - Danko, Marnie: 12231 - horton, Earl; 12233 - Stacy, Brian; 12263 - Wilmering, Mary; 12302 - monts, anastasia; 13031 - Allberg, Julie; 13034 - MEIER, STEPHANIE; 13114 - Eckel, Joyce; 13133 - Mulherin, Krysten; 13313 - Wilk, $Jessica; 3021 - Dejesus, \overline{Valentine}; 3041 - Lopez, Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; Joshua; 3054 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3057 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3057 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3057 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3057 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3057 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3457 - Carroll, Julianne; 3087 - Worsham, Larry; 3457 - Gibson, Dave; 3457 - Carroll, Martine; 3457 - Carrol$ 3481 - Graham, Eunique: 3532 - kraft, james: 3539 - Walesby, Bryce

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

Time: 10:30 AM

Sale to be held at www.storagetreasures.com. 1004 - Alvarado, Inez; 1915 - Andriano, Mary Ann

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

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

078 - Logan, Bobby; 091 - Backus, Rob; 100 - Jackson, Jason; 122 - Mazzariello, Janine; 168 - Johnson, Aquiria; 199 - Atkinson, Michael; 312 - Muse, Ryan; 323 - Burnside, Crystal M; 336 - hadley, Martha; 347 - Picon, Frank; 349 - ABRAHAM, HEATHER; 360 - Dublin, Shynesha; 374 - Abbott, Michael; 376B - mohler, eduardo; 390 - Mccarty, Brian; 452 - Moorehead, Susan; 466 Shapiro, David; 502 - Bryan, Amyah; 542 - Stokes, Kelly L; 545 - blandino, luna; 590 - Kelley, Peter

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

SECOND INSERTION NOTICE TO CREDITORS RE: JOHN DELORENZO,

Deceased. ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled JOHN & DIANA DELORENZO LIVING TRUSTDated JUNE 18, 2008.

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

ALL INTERESTED FERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or de-mands against decedents Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of first publication of this

Notice is February 10, 2023. /s/ Mary Ann Brown MARY ANN BROWN, Trustee 6110 Presidential Circle Zephyrhills, FL 33541

248-421-6319 February 10, 17, 2023 23-00229P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000098CPAXES

IN RE: ESTATE OF JOHN VINCENT LUCIANI Deceased.

The administration of the estate of John Vincent Luciani, deceased, whose date of death was October 6, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 10, 2023.

Personal Representative:

Nancy Luciani 30627 Birdhouse Drive Wesley Chapel, Florida 33545 Attorney for Personal Representative: Myrna Šerrano Setty

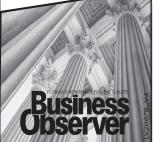
Attorney Florida Bar Number: 110636 P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 Fax: (813) 501-1405 E-Mail: mss@serranosetty.com Secondary E-Mail: info@serranosetty.com

February 10, 17, 2023 23-00232P

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option or email legal@businessobserverfl.com



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

THIRD 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

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

THIRD 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 PR 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

THIRD 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 ssessed 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

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000130TDAXXX

PASCO COUNTY

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 & COM-MON 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

THIRD 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

23-00148F

THIRD 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 asses 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

THIRD 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 SEC-TION 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

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000141TDAXXX NOTICE IS HEREBY GIVEN,

That TI770, 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

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

THIRD 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 ssessed 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

THIRD 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

THIRD 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 8507PG 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

THIRD 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

Certificate #: 1806583 Year of Issuance: 06/01/2019 Description of Property: 18-26-17-0040-00000-2180 SOUTHERN OAKS 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

23-00163P

THIRD 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

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

THIRD 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

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

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

THIRD 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

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:

 $\operatorname{MICHAELJ}\operatorname{DIOS}$ 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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

January 18, 2023

February 3, 10, 17, 24, 2023 23-00137P

THIRD 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

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 REGIS-

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

Unless such certificate shall 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 23-00144F

THIRD 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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

January 18, 2023

February 3, 10, 17, 24, 2023 23-00153P

THIRD 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:

Description of Property: 30-26-16-0170-00000-732B BUENA VISTA 5TH ADDITION PB 7 PG 7 LOT 732-B OR 9000 PG 3720

Year of Issuance: 06/01/2019

Certificate #: 1811447

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

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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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-001090 IN RE: ESTATE OF SHELBY **GEMBUTIS**

Deceased. The administration of the estate of Shelby Gembutis, deceased, whose date of death was June 18, 2021, is pending in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. The name and address of the personal representative and the personal representative's attorney

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 OF THE FLORI-DA STATUTES 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 first publication date of this notice is February 10, 2023.

Eugenia Gembutis Personal Representative 22810 Bay Cedar Dr.

Land O Lakes, FL 34639 Julan Mustafa Attorney for Personal Representative Florida Bar Number 13147 PO~Box~1487,~Elfers,~FL~34680727-725-7600

February 10, 17, 2023

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 2022-CP-000489

Division: Probate

IN RE: The Estate of LAZARO DOMINADOR CAMPOS

ESCALONA a/k/a

LAZARO D. CAMPOS

Deceased.

The administration of the estate of

LAZARO DOMINADOR CAMPOS

ESCALONA a/k/a LAZARO D. CAM-

POS, deceased, whose date of death was

July 9, 2020, File Number 2022-CP-

000489, is pending in the Clerk of the

Circuit Court, Pasco County, Probate

Division, the address of which is 38053

Live Oak Avenue, Dade City, FL 33523.

The names and address of the personal

representative and the personal repre-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is 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 NO-

All other creditors of the decedent

and other persons having claims or

demands against the decedent's estate must file their claims with this court

WITHIN THREE MONTHS AFTER

THE DATE OF THE FIRST PUBLICA-

WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STAT-

UTES 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of the first publication of

TANIA CAMPOS

Personal Representative

8905 Elm Court

DATE OF DEATH IS BARRED.

this notice is February 10, 2023.

ALL CLAIMS NOT SO FILED

TION OF THIS NOTICE.

TICE ON THEM.

BARRED.

sentative's attorney are set forth below.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, PROBATE DIVISION File No. 22-CP-2011 IN RE: ESTATE OF MOURICE GIRGIS Deceased.

The administration of the estate of Mourice Girgis, deceased, whose date of death was March 15, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 Feb. 10, 2023.

Personal Representative: Mina Mourice Sabri Michail Girgis Atlas 3 Block 199, Floor 5

Apartment No. 9, El Salem City, Cairo, Egypt Attorney for Personal Representative: /s/ Kelly M. Albanese Kelly M. Albanese, Esquire Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 February 10, 17, 2023 23-00195P

SECOND INSERTION

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

IN RE: THE ESTATE OF

GEORGE H. BOYD, deceased, whose date of death was March 2, 2022, File Number 2023CP000034CPAXWS, 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 repre-

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 claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

cedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

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

Terri L. Bovd Co-Personal Representative 2942 Bonanza Drive Catlettsburg, KY 41129

Anthony J. Boyd Co-Personal Representative 1130 Carty Drive

Esquire FBN #390089 SPN #02528094 rt@thompsonfernald.com GARY M. FERNALD, Esquire FBN #395870 SPN #00910964 gf@thompsonfernald.com THOMPSON @ FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 22-CP-2063 IN RE: ESTATE OF GAY REGAN. aka GAY E. REGAN

Deceased. The Florida Ancillary administration of the estate of GAY REGAN, also known as GAY E. REGAN, deceased, whose date of death was May 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, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 10, 2023.

MICHAEL G. REGAN Personal Representative 664 East Walnut Street

Long Beach, NY 11561 Michael D. Cavonis Attorney for Personal Representative Florida Bar No. 1038725 DeLoach, Hofstra & Cavonis, P.A. 8640 Seminole Blvd Seminole, FL 33772 Telephone: 727-397-5571 Email: mcavonis@dhclaw.com Secondary Email: lfeldmeyer@dhclaw.com February 10, 17, 2023 23-00197P

SECOND INSERTION

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

File Number: 51-22-CP-2079-WS IN RE: ESTATE OF PAUL H. BURGESS aka PAUL A. BURGESS Deceased

The administration of the estate of Paul H. Burgess aka Paul A. Burgess, deceased, whose date of death was November 21, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are

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

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

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS FEBRU-ARY 10, 2023.

Personal Representative: Paula Castranova

34 E. Chamberlain Road Merrimack, NH 03054 Attorney for Personal Representative: David C. Gilmore, Esq. 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 February 10, 17, 2023 23-00201P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000044 IN RE: ESTATE OF

LOUISE THERESA ANDREI, Deceased. The administration of the estate of

LOUISE THERESA ANDREI, deceased, whose date of death was August 8, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are

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.

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 ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 10, 2023. Signed on this 11th day of January,

> /s/ Mary Theresa Post MARY THERESA POST Personal Representative

106 Pequot Lane Islip, NY 11730 /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 Richev, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com

February 10, 17, 2023

23-00215P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0061-WS IN RE: ESTATE OF VALENTENE MILLER A/K/A

VALENTENE M. MILLER

Deceased. The administration of the estate of Valentene Miller a/k/a Valentene M. Miller, deceased, whose date of death was October 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 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 2/10/2023. Personal Representative:

/s/ Genevieve M. Miller Genevieve M. Miller 9118 Elsa Court Apt. 178

New Port Richey, Florida 34655 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@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com23-00206P February 10, 17, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-2059 Division Probate IN RE: ESTATE OF

AGNES S. WARNE Deceased.

The administration of the estate of Agnes S. Warne, deceased, whose date of death was October 24, 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. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 10, 2023.

Personal Representative: Diane L. Fader

211 Essex Street Stirling, New Jersey 07980 Attorney for Personal Representative: Christina A. Campbell, Attorney Florida Bar Number: 0123510 MCLIN BURNSED 1028 Lake Sumter Landing The Villages, Florida 32162 Telephone: (352) 259-5011 Fax: (352) 751-4993 E-Mail: ChristinaC@mclinburnsed.com

23-00212P

February 10, 17, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION UCN: 512023CP000189CPAXES CASE NO. 2023CP000189CPAXES IN RE: ESTATE OF

CARLOS ALBERTO SUESCUN,

Deceased. The administration of the estate of CARLOS ALBERTO SUESCUN, deceased, whose date of death was August 5, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division Case Number 2023-CP-000189-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

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 10, 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. Dillahunty 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@dillahuntylaw.com Secondary Email: Cathy@dillahuntylaw.com February 10, 17, 2023 23-00224P

SECOND INSERTION

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

Case No.: 2023CP000120CPAXWS IN RE: THE ESTATE OF JANICE KATHERINE NORWOOD, Deceased.

The administration of the Estate of JANICE KATHERINE NORWOOD, deceased, File Number 2023CP-000120CPAXWS, 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 petitioner and the petitioners' attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED The date of first publication of this

Notice is February 10, 2023. /s/ Nikki-Haley Norwood Nikki-Haley Norwood,

Petitioner Address: 10 Apple Road #33 Beverly, Massachusetts 01915

/s/ Michael J. Heath Michael J. Heath, Esq. Attorney for Petitioner 167 108th Avenue, Treasure Island, FL 33706 Florida Bar #0010419, SPN 02642718 Phone 727.360.2771 Fax 727. 360. 8980

23-00214P February 10, 17, 2023

Tampa, FL 33635 ANN-ELIZA M. TAYLOR 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 February 10, 17, 2023 23-00218P

CASE NO. 2023CP000034CPAXWS GEORGE H. BOYD,

Deceased The administration of the estate of

sentative's attorney are set forth below.

TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the estate of the de-

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME

The date of the first publication of this Notice is February 10, 2023.

Catlettsburg, KY 41129 ROBERT C. THOMPSON, JR., Fax: (727) 443-1424 Attorney for Personal Representative February 10, 17, 2023 23-00219P

SECOND INSERTION

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

Case No.: 2022CP001604CPAEX IN RE: The Estate of RONALD LEWIS,

Deceased. The administration of the estate of RONALD LEWIS, deceased, whose date of death was July 20, 2021. File Number 2022-CP-001604CPAEX, is pending in the Clerk of the Circuit Court, Pasco County, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805. 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 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 NO-TICE ON THEM.

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STAT-UTES 733.702 WILL BE FOREVER BARRED

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

The date of the first publication of this notice is February 10, 2023. Sandra L. Lewis, Personal Representative 13320 Duck Lake Canal Road

Dade City, Florida 33525

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 February 10, 17, 2023 23-00211P

THIRD 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

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

THIRD 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: 22-25-16-076J-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

THIRD 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 POR-TION OF S1/2 OF TRACT 59 DESC AS SOUTH 1/2 OF FOLL DESC COM AT NE COR OF SEC-TION 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 IIIE SUBDIVISION PER OR 4292 PG 44 OR 7370 PG 167

Name(s) in which assessed MANDRAKE PROPERTIES

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

THIRD 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

THIRD 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

THIRD 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

Certificate #: 1807837 Year of Issuance: 06/01/2019 Description of Property: 09-25-16-0760-00000-1390 PINELAND PARK UNRE-

CORDED PLAT A POR OF TR 38 PORT RICHEY LAND COM-PANY 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 $25\,\mathrm{FT}\,\mathrm{THEREOF}$ & SUBJECT TO AN EASEMENT FOR DRAIN-AGE 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 HENSCHELL

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

THIRD 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 NOODG 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 NOODG $26^{\circ}\,05^{\circ}\mathrm{W}\,397.32~\mathrm{FT}\,\mathrm{TO}\,\mathrm{POB}\,\mathrm{EXC}$ 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

THIRD 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 & UTILI-LITIES 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 $\mathrm{SE1/4}$ OF $\mathrm{SE1/4}$ 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 SOODEG

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

SECOND INSERTION

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

CIVIL DIVISION CASE NO: 22-CC-003261 CCAXES AMY MILLER, Petitioner, v.

DANIEL AUSTIN MILLER, Respondent.
TO: DANIEL AUSTIN MILLER

YOU ARE NOTIFIED that an action for Recovery of Assets (Replevin), including claims for monetary damages and return of property, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on

Derek Matthews, Esq., Plaintiff's attorney, whose address is 5476 Lithia Pinecrest Rd, Lithia, FL 33547, on or before 20 days from the first date of publication and file the original with the clerk of this court at 38053 Live Oak Ave, Dade City, FL 33523, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default judgment will be entered against you for the relief demanded in the Complaint. The First date of Publication will be February 10, 2023.

DATED this 30th day of November, 2022 By: /s/ Derek T. Matthews

Derek T. Matthews, Esquire Florida Bar No: 1000992 23-00220P February 10, 17, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512022CP002099CPAXES

IN RE: ESTATE OF REYNALDO AYMAR REYES Deceased.

The administration of the estate of Reynaldo Aymar Reyes, deceased, whose date of death was July 17, 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 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 SEC-TION 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 10, 2023 Personal Representative:

Awilda Aiseen Reyes 1021 Helmsdale Drive

Wesley Chapel, Florida 33543 Attorney for Personal Representative: Myrna Serrano Setty Attorney

Florida Bar Number: 110636 P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 Fax: (813) 501-1405 E-Mail: mss@serranosetty.com Secondary E-Mail:

info@serranosetty.com 23-00233P February 10, 17, 2023

SECOND INSERTION

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

DIVISION CASE NO. 2022CA002328CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. FRANK HEGEDUS IV A/K/A FRANK HEGEDUS, et. al.,

Defendants.To FRANK HEGEDUS IV A/K/A FRANK HEGEDUS 9321 WELLSTONE DRIVE, LAND O LAKES, FL 34638

UNKNOWN SPOUSE OF FRANK HEGEDUS, IV A/K/A FRANK HE-9321 WELLSTONE DRIVE, LAND O

LAKES, FL 34638 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: LOT 13, BLOCK 18 OF TIERRA DEL SOL PHASE 1, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE(S) 70 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the

FLORIDA.

Clerk of the above- styled Court on or before 3-13-23 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 trans-

WITNESS my hand and seal of said Court on the day of FEB 06 2023.

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Patty Hoogewind Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Faz: (321) 248-0420 7119896 22-01369-1 February 10, 17, 2023 23-00209F

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 22-CC-4086

CONDOMINIUM NUMBER 5 OF BEACON LAKES, INCORPORATED, a Florida not-forprofit corporation, Plaintiff, vs. ESTATE OF RUTHANNE PACKARD, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,

Defendants. TO: ESTATE OF RUTHANNE PACKARD AND ANY AND ALL UN-KNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, Condominium Number 5 of Beacon Lakes, Incorporated, herein in the following described

Unit B, Building 218, as described in the Declaration of Condominium of BEACON LAKES CONDO-MINIUM 5-B, recorded in O.R.

Book 783, Pages 172-252, and addendums in O.R. Book 808, Page 1229, and O.R. Book 815, Page 1325, of the Public Records of Pasco County, Florida, Plat Book 13, Pages 107-109. With the following street address: 4022 Davit Drive,

 $New\ Port\ Richey,\ Florida,\ 34652.$ has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. 02-10-2023 02-17-2023

WITNESS my hand and the seal of this Court this 3rd day of February

NIKKI ALVAREZ-SOWLES, ESQ. Clerk and Comptroller (SEAL) By: /s/ Brooklyn Horner Deputy Clerk

Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 February 10, 17, 2023 23-00196P

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 2019CA000168CAAXWS COMMUNITY LOAN SERVICING. LLC F/K/A BAYVIEW LOAN SERVICING, LLC, Plaintiff, vs. DALLAS L. NAGY III; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES.

GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MATTHEW ALEXANDER NAGY, DECEASED; GABRIEL ACENA, GUARDIAN OF MIA NAGY, A MINOR: THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INERTERST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF MATTHEW ALEX-ANDER NAGY, DECEASED (LAST KNOWN ADDRESS) 12540 JILLIAN CIR HUDSON, FLORIDA 34669

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

the following described property: LOT 69, VERANDAHS, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 12540 JILLIAN CIR, HUD-SON, FLORIDA 34669

02-10-2023 02-17-2023 has been filed against you and you are required to serve a copy of your written defenses, if any, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before March 5, 2023, a date which is within thirty (30) days after the first publication of this Notice in the BUSI-NESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de fault will be entered against you for the

relief demanded in the complaint. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711." WITNESS my hand and the seal of this Court this 3rd day of February,

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court (SEAL) By: /s/Brooklyn Horner

As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 18-01250 NML February 10, 17, 2023 23-00199P

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com