PASCO COUNTY LEGAL NOTICES

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 Skybox Rooftop Bar located at 2867 Lajuana Boulevard in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the De $partment\ of\ State,\ \hat{T}allahassee,\ Florida.$

Dated this 21st day of February,

Wiregrass Hotel Owner, LLC 23-00277P February 24, 2023

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 03/11/2023 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

4VG7DBCF4XN777834 1999

February 24, 2023 23-00264P

FIRST INSERTION

Notice is hereby given that PATH-WAYS 2 EXCELLENCE LEARNING SERVICES INC, OWNER, desiring to engage in business under the fictitious name of P2E COMPUTER SERVICES located at 11846 MEIGS LANE, 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. February 24, 2023 23-00280P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000104 Division Probate IN RE: ESTATE OF

MARLENE A. MAFFIOLI A/K/A MARLENE ANN MAFFIOLI Deceased.

The administration of the estate of MARLENE A. MAFFIOLI A/K/A MARLENE ANN MAFFIOLI, deceased, whose date of death was October 23, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Circuit Court and Comptroller, Pasco County, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 24, 2023.

Personal Representatives: /s/ Linda A. Brown LINDA A. BROWN

2728 PENZANCE STREET PALM HARBOR, FLORIDA 34684 /s/ Diane M. Brown DIANE M. BROWN

2728 PENZANCE STREET PALM HARBOR, FLORIDA 34684 Attorney for Personal Representatives: O'CONNOR LAW FIRM /s/PATRICK M. O'CONNOR Patrick M. O'Connor, Esq. Florida Bar Number: 622427 Adam T. Rauman, Esq. Florida Bar Number: 85296 Attorneys for the Petitioner 2240 Belleair Road, Suite 115 Clearwater, FL 33764 Phone: 727-539-6800 Fax: 727-539-5936

E-mail:

eservice@your personal attorney.com23-00268P Feb. 24; Mar. 3, 2023



FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 51-2020-DR-003357-ES SABRINA MOSELEY,

GARY L HOLLOWAY,

Respondent,
TO: GARY L. HOLLOWAY

 $6904\:River\:Run\:Dr., Apt.\:202,$ Tampa, FL 33617

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephen A. Leal, Esq., at McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. located at 500 E. Kennedy Blvd. Suite 200, Tampa, FL 33602 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. 3-27-23 If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

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 12.195.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) 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: FEB 20 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind

Feb. 24; Mar. 3, 10, 17, 2023 23-00269P

Deputy Clerk

FIRST INSERTION

NOTICE OF ACTION Termination of Parental Righs and Step-Parent Adoption
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY

JUVENILE DIVISION CASE NUMBER: 22-DR-556 IN RE: TERMINATION OF PAREN-TAL RIGHTS FOR THE PROPOSED ADOPTION OF THE MINOR CHILDREN:

SOPHIE RENEE LYLES-CAMPBELL,

DOB: 12/10/2010 SHYE DANIELLE CAMPBELL, DOB: 3-26-13, MINOR CHILDREN. TO: ROBERT CAMPBELL, 920 S. Cas-

cade Ave., Colorado Springs, CO 80903.

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Step Parent Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Petitioner, Faith and Joshua Rahn, 8624 Government Dr., Suite 101 New Port Richey, Fl 34654 on or before March 20th, 2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Fl 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

for the relief demanded in the petition. 03-10-2023 02-24-2023 03-03-2023 03-17-2023

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

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: February 22nd, 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Brooklyn Horner

{Deputy Clerk} Feb. 24; Mar. 3, 10, 17, 2023

23-00266P

FIRST INSERTION EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that a regular meeting of the Board of Supervisors of the Epperson Ranch Community Development District (the "District") will be held on Thursday, March 2, 2023, at $6{:}15~\mathrm{p.m.}$ at the Hilton Garden Inn, located at 26640Silver Maple Parkway, Wesley Chapel, Florida 33544. The purpose of the meeting is to discuss any topics presented to the board for consideration.

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Copies of the agenda may be obtained from the District Manager, DPFG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida

32746, Telephone (321) 263-0132, Ext. 747.

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. 747. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Epperson Ranch Community Development District

Ray Lotito, District Manager (321) 263-0132. Ext. 747

Publication date: Februar

23-00279P

FIRST INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM.

Space #58 1994 Trailer NOVIN020098752 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale.

23-00286P Feb. 24; Mar. 3, 2023

FIRST INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM.

Space #64 2005

Lincoln 1LNHM87A66Y606123 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. Feb. 24; Mar. 3, 2023 23-00288P

FIRST INSERTION Notice of Public Sale

Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM Space #48 1993

RV 3FCMF53G4NJA03821 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. Feb. 24; Mar. 3, 2023

FIRST INSERTION

Notice of Public Sale Pursuant to Florida (State Code Sections), Simply Stor will sell at public auction on 03/06/23 personal property belonging to the following tenants to the highest bidder. The sale shall be held at Simply Stor, 2300 Grand Blvd Holiday FL 34690, 727-301-2109, commencing at approximately 8 AM.

Space #41 2015 Trailer NOVIN0201101368 All sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale Feb. 24; Mar. 3, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002065CPAXES IN RE: ESTATE OF JACQUELINE ASTON WILSON

Deceased. The administration of the estate of Jacqueline Aston Wilson, deceased, whose date of death was October 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. 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

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 24, 2023.

Personal Representative: /s/ JoAnn Harrington JoAnn Harrington 4421 Eastport Blvd Unit H-4

Little River, South Carolina 29566 Attorney For Personal Representative: /s/ Judy K. 9385 North 56th Street, Ste. 311 Judy Karniewicz, Attorney Florida Bar Number: 694185 THE KARNIEWICZ LAW GROUP 1211 W. Fletcher Ave Tampa, Florida 33612 Telephone: (813) 962-0747 Fax: (813) 962-0741 E-Mail: Judy@tklg.net Secondary E-Mail: calli@tklg.net

23-00263P

FIRST INSERTION

Feb. 24; Mar. 3, 2023

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

PROBATE DIVISION File No. 2022CP001083CPAXES Division: A IN RE: ESTATE OF RODRIGO VILLARREAL

Deceased.

The administration of the estate of Rodrigo Villarreal, deceased, whose date of death was May 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. file number 2022CP-001083CPAXES. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 CLAIMS 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 24, 2023.

Personal Representative Summer L. Young 125 Camino De Roberto Espanola, NM 87532

Attorney for Personal Representative

Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 104-1 Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: of fice@gadielespinozalaw.comFeb. 24; Mar. 3, 2023 23-00283P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION 23-CP-000103ES Division: 44-D IN RE: ESTATE OF

KAREN GORDON COLE

Deceased. administration of the estate of KAREN GORDON COLE, deceased. whose date of death was September 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 24, 2023.

Personal Representative: /s/ Lizbeth Potts **Lizbeth Potts**

Temple Terrace, Florida 33617 Attorney for Personal Representative: /s/ Lizbeth Potts Lizbeth Potts, Esquire Florida Bar Number: 0133790 Lizbeth Potts, P.A. 9385 North 56th Street, Ste. 311 Temple Terrace, Florida 33617 Telephone: (813) 988-9190 E-Mail: liz@liz-law.com E-Mail: elaine@liz-law.com Feb. 24; Mar. 3, 2023 23-00274P

FIRST INSERTION

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

Case Number: 2021-CP-1714 IN RE: ESTATE OF DONALD EDWIN FULFORD, Deceased.

The administration of the estate of DONALD EDWIN FULFORD, deceased, whose date of death was August 18, 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 NOTICE.

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

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

The date of first publication of this notice is: February 24, 2023.

JEREMY FULFORD Personal Representative 4033 Quail Briar Drive Valrico, FL 33596

Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Ave, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrviera@hnh-law.com 23-00272P Feb. 24; Mar. 3, 2023

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-001884 Division Probate IN RE: ESTATE OF MARY E TEACHOUT a/k/a MARY E. KRONEMEYER

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary E Teachout, deceased, File Number 51-2022-CP-001884, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523; that the decedent's date of death was January 31, 2022; that the total value of the estate is \$19,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME

Tamie Ellen Foote Trustee of the Mary E. Kronemeyer Living Trust dated October 25, 2002

ADDRESS 18 Claymer Cir Dover, DE 19901

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of first publication of this Notice is February 24, 2023.

Person Giving Notice: /s/ Tamie Ellen Foote Tamie Ellen Foote 18 Clymer Cir

Dover, DE 19901 Attorney for Person Giving Notice: /s/ David R. McCallister David R. McCallister E-mail Addresses: DavidMcCallister@hotmail.com Florida Bar No. 724637 David R. McCallister, Attorney at Law

Dade City, Florida 33525 23-00281P Feb. 24; Mar. 3, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY. PROBATE DIVISION File No. 23-CP-79 IN RE: ESTATE OF ANA ROSA COLON-LOUBRIEL

Deceased. The administration of the estate of Ana Rosa Colon-Loubriel, deceased, whose date of death was December, 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 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 February 24, 2023.

Personal Representative: /s/ Dayl Jabeth Hernandez Davl Jabeth Hernandez 1111 E Oakwood Street

Tarpon Springs, FL 34689 Attorney for Personal Representative: /s/ C. Todd Marks C. Todd Marks, Esquire Westchase Law, P.A. 12027 Whitmarsh Lane Tampa, FL 33626 Telephone: (813) 490-5211 23-00282P Feb. 24; Mar. 3, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-167 IN RE: ESTATE OF JAMES R. BAKER, aka JAMES RICHARD BAKER,

Deceased.The administration of the estate of JAMES R. BAKER, also known as JAMES RICHARD BAKER, deceased, whose date of death was January 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO FORTH (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is: February 24, 2023. Signed on this 16th day of February, 2023.

/s/ Wayne R. Coulter WAYNE R. COULTER Personal Representative

7920 U.S. Highway 19 Port Richey, FL 34668 /s/ Wayne R. Coulter Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 Ú.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com

FIRST INSERTION

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

File No. 512023CP000112CPAXWS Division I/J IN RE: ESTATE OF JUDY M. STARK AKA JUDY MAE STARK

Deceased. The administration of the estate of JUDY M. STARK aka JUDY MAE STARK, deceased, whose date of death was December 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attornev 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 24, 2023.

Personal Representative: GERALD ZERBE

7510 Handley Drive Port Richey, Florida 34668 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

Feb. 24; Mar. 3, 2023

FIRST INSERTION

23-00265P

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

FLORIDA CASE NO.: 2021-CA-001274 STAR202, LLC,

Plaintiff, v. CHAD L. CARTER, et al., Defendants.

Feb. 24; Mar. 3, 2023

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 20, 2023, at 11:00 a.m. ET, via the online auction site at www. pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to

Lot 63, THOUSAND OAKS PHASES 6-9, according to the plat thereof as recorded in Plat Book 43, Page 71, of the Public Records of Pasco County, Florida Property Address: 1634 Tawnyberry Court, New Port Richey, FL, 34655

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

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

unclaimed.

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

23-00262P

gagee or the Mortgagee's attorney.

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

SUBMITTED on this 21st day of February, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 Feb. 24; Mar. 3, 2023 23-00285P



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

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



FIRST INSERTION

PASCO COUNTY

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.

512019CA000719CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-54CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005 54CB,

Plaintiff, vs. BLACK POINT ASSETS INC, AS TRUSTEE OF THE 17046 ODESSA DRIVE LAND TRUST **DATED 11/1/2017: DARRELL** B. COLLINS; ANGELIA M. COLLINS; UNKNOWN BENEFICIARIES OF THE 17046 ODESSA DRIVE LAND TRUST DATED 11/1/2017; SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.; UKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY: 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 February 13, 2023, and entered in Case No. 512019CA000719CAAX-ES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE CER-TIFICATEHOLDERS OF CWALT, ALTERNATIVE LOAN TRUST 2005-54CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-54CB is Plaintiff and BLACK POINT ASSETS INC, AS TRUSTEE OF THE 17046 ODES-SA DRIVE LAND TRUST DATED 11/1/2017; DARRELL B. COL-LINS; ANGELIA M. COLLINS; UNKNOWN BENEFICIARIES OF THE 17046 ODESSA DRIVE LAND TRUST DATED 11/1/2017; SUN-COAST POINTE HOMEOWNERS ASSOCIATION, INC.; UKNOWN TENANT IN POSSESSION OF PROPERTY: UN-SUBJECT

KNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose. com, 11:00 a.m., on April 17, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 17, BLOCK 1, SUNCOAST POINTE VILLAGES 1A AND 1B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 68 THROUGH 71 INCLUSIVE OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA 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 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 2/20/23. By: /s/Jeffrey M. Seiden, Esq., FBN 57189 for Ian C. Dolan Florida Bar No.: 757071 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 1496-178367 / SM2

Feb. 24; Mar. 3, 2023 23-00271P

FIRST INSERTION

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

CASE NO. 2021CA000402CAAXWS CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES. LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PETER

LEOPOLD, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 09, 2023. entered in 2021CA000402CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County. Florida, wherein CITIGROUP MORT-GAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE is the Plaintiff and THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PETER LEOPOLD, DECEASED; KAI LEOP-OLD; NEW CENTURY MORTGAGE CORPORATION; VYSTAR CREDIT UNION SUCCESSOR BY MERGER TO CITIZENS STATE BANK 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 16, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 3, 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 1, RICHEY LAKES UNIT ONE, ACCORD-

ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 6926 KEENA ST, NEW PORT RICHEY, FL 34653

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, vou 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 20 day of February, 2023. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 20-077849 - RyC

Feb. 24; Mar. 3, 2023 23-00276P

CHECK OUT YOUR LEGAL NOTICES

Q Don Don

floridapublicnotices.com

FIRST INSERTION

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

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

EDWARD THOMAS BOYLE; UNKNOWN SPOUSE OF EDWARD THOMAS BOYLE; AND UNKNOWN TENANT(S), Defendants.

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

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

A/K/A 14313 Tennyson Drive, Hudson, FL 34667

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on March 23, 2023.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDG-MENT.

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

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

By /s/Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail:

Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

Feb. 24; Mar. 3, 2023 23-00284P

FIRST INSERTION

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

CASE NO. 2022-CC-2697 WHITBURN, LLC PLAINTIFF, VS. NEWPORT PROPERTIES INC. a Florida Corporation, DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2022-CC-002697 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WHITBURN, LLC, is the Plaintiff and Newport Properties Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00AM, on March 21, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 16, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Page 129, Public Records of Pasco County, Florida.

More commonly known as: 3336 Cardinal Feather Dr., Land O'Lakes, FL. 34638 ("Property"). Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 21st day of February, 2023. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610

(813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com Feb. 24; Mar. 3, 2023

FIRST INSERTION

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

DIVISION CASE NO. 51-2019-CA-002716 ES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.
WILLIAM BILLINGS A/K/A

WILLIAM J. BILLINGS IV, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 51-2019-CA-002716 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV; UNKNOWN SPOUSE OF WILLIAM BILLINGS A/K/A WIL-LIAM J. BILLINGS IV N/K/A ERIKA BILLINGS; CAPITAL ONE BANK (USA), N.A. 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 20, 2023, the following described property as set forth in said Fi-

nal Judgment, to wit:

LOT 1165, FOREST HILLS-UNIT NO. 19, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 10, PAGE 22, OF THE PUBLIC RECORDS OF $PASCO\ COUNTY,\ FLORIDA.$ Property Address: 5550 BA-ROQUE DR, HOLIDAY, FL 34690

Any person claiming an interest in the

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

23-00278P

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 16 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.com 19-360943 - KeD

Feb. 24; Mar. 3, 2023

23-00275P

FIRST INSERTION

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

CASE NO. 2022-CC-003935
LAKE BERNADETTE
COMMUNITY ASSOCIATION, INC.
Plaintiff, vs.
JOHN VANEE AND LINDA
JARRETT, UNKNOWN TENANT
#1, UNKNOWN TENANT
#1, UNKNOWN TENANT
#2, AND
ALL OTHER PERSONS IN
POSSESSION OF THE
SUBJECT REAL PROPERTY
WHOSE NAMES ARE
UNCERTAIN,

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

Lot 17, Block 4, EPPING FOR-EST AT LAKE BERNADETTE, according to plat thereof as recorded in Plat Book 28, Page 129, of the Public Records of Pasco County, Florida. t public sale, to the high-

est and best bidder for cash, at www.pasco.realforeclose.com at 11:00

a.m., on the 22nd day of March, 2023. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator;14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call

DATED this 17th day of February, 2023.

2023. FRISCIA & ROSS, P.A. /s/ Brenton J. Ross Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX)

Attorneys for Plaintiff

Feb. 24; Mar. 3, 2023

23-00267P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2023CA000189CAAXWS Wells Fargo Bank, N.A. Plaintiff, vs.

Gerard H Kunnemann, Jr a/k/a Gerald H. Kunnermann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerard Kunnemann, Jr. a/k/a Gerald H. Kunnemann a/k/a Gerald Kunneman, Jr.; Unknown Spouse of Gerard H Kunnemann, Jr a/k/a Gerald H. Kunnermann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerard Kunnemann, Jr. a/k/a Gerald H. Kunnermann a/k/a Gerald Kunneman, Jr.; Unknown Spouse of Gerald H. Kunnermann, Sr; Pasco County Board Of County Commissioners (Community Development Division)

Defendants.
TO: Unknown Spouse of Gerald H.
Kunnermann, Sr
Last Known Address: 4107 Pecos Dr
New Port Richey, FL 34653

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

LOT 73, VIRGINIA CITY UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF OS RECORDED IN PLAT BOOT 12, PAGE II3, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before March 27th, 2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or pretition.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on February 20th 2023. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Brooklyn Horner As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
2001 NW 64th St. Suite 130
Ft. Lauderdale, FL 33309
File # 22-F01835
Feb. 24; Mar. 3, 2023
23-00270P

FIRST INSERTION

NOTICE OF ACTION
(For Constructive Service)
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 22-CA-002587-WS

Division J-3
JAMES R. PANT
PLAINTIFF(S), vs.
ESTATE OF WILLIAM A. FRANZ,
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM
A. FRANZ, TWIN LAKES VILLAGE
FIRST CONDOMINTUM
ASSOCIATION, INC., SHARON
ANN FRANZ, UNKNOWN SPOUSE
OF SHARON ANN FRANZ
SHARON K. FRANZ, UNKNOWN
SPOUSE OF SHARON K. FRANZ
and ANY AND ALL UNKNOWN

DEFENDANT(S).TO: Unknown Heirs of the

TENANTS.

TO: Unknown Heirs of the Estate of William A. Franz 5414 CHAD PLACE NEW PORT RICHEY, FLORIDA 34652

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

02-24-2023

03-03-2023 Apartment 143 of Twin Lakes Village First Condominium Association, Inc., Sixth Building, a Condominium, according to the Declaration of Condominium of Twin Lakes Village First, dated the 15th day of October 1974 in O.R. Book 769, Page 1372, and Amendment recorded in O.R. Book 884. Page 216, of the Public Records of Pasco County, Florida, and is commonly referred to as 5414 Chad Place, New Port Richey, Florida 34652, Parcel ID No.: 17-26-16-062E-006001430 (hereinafter the "Property"),

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on The Law Offices of Jeffrey A. Herzog, 3106 Alternate US 19, Palm Harbor, Florida 34683, on or before March 27th, 2023, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

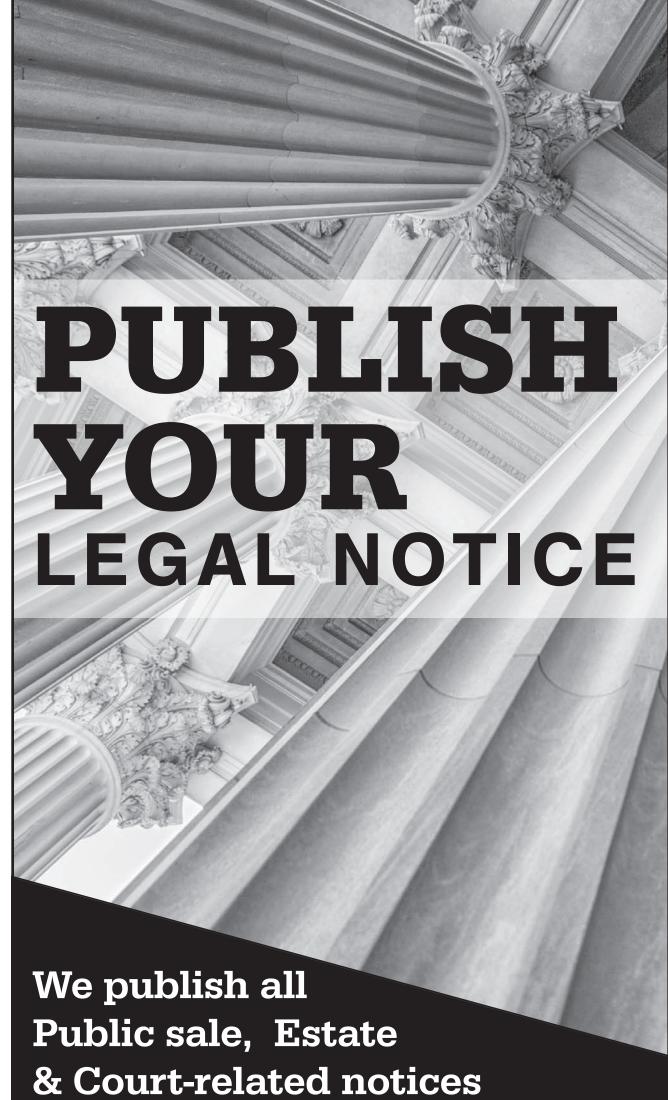
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of this court on this 20th day of February

Nikki Alvarez-Sowles, Esquire Pasco County Clerk & Comptroller 7530 Little Road New Port Richey, Florida 34654 (SEAL) By: /s/ Brooklyn Horner

Attorney for Plaintiff Law Office of Jeffrey A. Herzog, P.A. 3106 Alternate 19 Palm Harbor, Florida 34683 (727) 789-4000 Feb. 24; Mar. 3, 2023 23-0027 **Business Observer**

FLORIDA'S NEWSPAPER FOR THE C-SUITE



- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

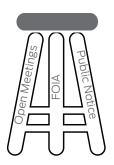
and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales



Government Property Sales



Permit and License Applications

Mortgage Foreclosures



Name Changes Probate Rulings



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

FOURTH INSERTION

Notice of Application $\overline{\text{for Tax Deed}}$ 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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000126TDAXXX NOTICE IS HEREBY GIVEN,

That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1805081 Year of Issuance: 06/01/2019 Description of Property:

14-24-17-0010-00000-5540 HIGHLANDS UNREC PLAT TR 554 DSCB AS COM SW COR SEC 14 TH N00DG 48MIN 38"E 1436.93 FT TH S89DG 23MIN 20"E 1058.42 FT TH S00DG 26MIN 05"E 418.20 FT TH S89DG 23MIN 20"E 345.00 FT FOR POB TH S89DG 23MIN 20"E 345.00 FT TH S00DG 26MIN 05"E 505.00 FT TH N89DG 23MIN 20"W 345.00 FT TH N00DG 26MIN 05"W 505.00 FT TO POB EXC SLY 25.00 FT FOR RD & EXC:COM AT SW COR OF SEC TH NOODG 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 SOODG 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' 05"W 397.32 FT TO POB EXC SLY 25.00 FT OR 1357 PG 724

Name(s) in which assessed: ESTATE OF JAYNE E FOREHAND ROBERT L FOREHAND JAYNE E FOREHAND DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

Deputy Clerk February 3, 10, 17, 24, 2023

23-00146P

FOURTH 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: 20-26-21-0030-0000-0010 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 $199.25~\mathrm{FT}$ 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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000149TDAXXX NOTICE IS HEREBY GIVEN,

That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was sessed 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

FOURTH 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 Noodg 10' 19"E 195.28 FT TH S89DG 47' 43"W 167.60 FT TH S00DG 09' 25"W 253.36 FT MOL TO CENTER OF SAID CREEK TH MEANDER ELY ALONG CENTER OF CREEK TO POB OR

1973 PG 1054 Name(s) in which assessed: JANE KOCZWARA

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

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

January 18, 2023

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

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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000152TDAXXX NOTICE IS HEREBY GIVEN,

That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1807837 Year of Issuance: 06/01/2019

Description of Property:
09-25-16-0760-00000-1390
PINELAND PARK UNRECORDED PLAT A POR OF TR
38 PORT RICHEY LAND 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 NOODEG 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 $25\,\mathrm{FT}\,\mathrm{THEREOF}\,\&\,\mathrm{SUBJECT}\,\mathrm{TO}$ 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

23-00165P

FOURTH 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: 06/01/2019Description 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

23-00161P

FOURTH 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

NOTICE IS HEREBY GIVEN,

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000156TDAXXX

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

FOURTH 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

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

FOURTH 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 23-00142P

February 3, 10, 17, 24, 2023

THIRD 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

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 plead-

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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY

HILLSBOROUGH COUNTY

PASCO COUNTY pascoclerk.com

hillsclerk com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

> ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

SECOND INSERTION

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

CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING, LLC,

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 RECORDS OF PASCO COUN-TY. FLORIDA.

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

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 von. 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 Richev: (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 As Deputy Clerk

ALDRIDGE | PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1100-278B

Ref# 3233 February 17, 24, 2023 23-00260P

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE: 2022-CC-001364 TIERRA DEL SOL HOMEOWNER'S ASSOCIATION,

INC., a not-for-profit Florida corporation, 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 aforesaid.

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 Com-

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

WITNESS my hand and seal of this Court on the 9th day of February, 2023 NIKKI ALVAREZ SOWLES Circuit and County Courts (SEAL) By: /s/ Brooklyn Horner Deputy Clerk February 17, 24, 2023

SECOND 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 UNKNOWN TENANTS/OWNERS, 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 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..

Any persons 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 Richev: (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 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. $Tampa, FL\,33602\hbox{-}2613$ ForeclosureService@kasslaw.com 000100/2013780/CMP

February 17, 24, 2023 23-00241P

/s/ Donald R. Pevton 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

FOURTH INSERTION

PASCO COUNTY

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 EXCLUSINVE USE OF E1/2 OF S1/2 OF SE1/4 OF SE1/4 TOG W/30FT INGRESS & EGRESS & UTILILITIES EASE ALG S BDY OF E1/2 OF S1/2 O SE1/4 OF SE1/4 TOG W/INGRESS & EGRESS FROM HALE RD TO SUBJECT PROP EXC SOUTH 7.65FT OF SE1/4 OF SE1/4 EXC WEST 15FT THEREOF;& EXC COM AT SE COR OF W1/2 OF S1/2 N1/2 OF SEC TH N89DEG 53'19"W 35 FT TH N00DEG23'52"E 7.65FT FOR POB TH N89DEG53'19"W610.49 FT TH N00DEG22'44"E 186.93 FT TH N89DEG 57'39"E 195.24FT TH N26DEG37'12"E 151.05 FT TH N89DEG 57'39"E 213.04TH TH ALG ARC CV R RAD 134.51 FT CHD S44DEG 49'14"E 190.95 FT TH 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

SECOND 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 Cir-

cuit 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 oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

/s/ Arthur S. Peacock

ARTHUR S. PEACOCK

188108 Tendering Court

Hudson, Florida 34667

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is February 17, 2023.

NOTWITHSTANDING THE TIME

All other creditors of the decedent

OF THIS NOTICE ON THEM.

set forth below.

February 3, 10, 17, 24, 2023

23-00155P

SECOND 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 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. 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.comSecondary E-Mail: barbra.asselta@henlaw.com

February 17, 24, 2023 23-00239P

SECOND 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

23-00248P

FBN 323111

February 17, 24, 2023

23-00236P

SECOND 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 Deceased

The 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 AF-TER 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-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., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail:

February 17, 24, 2023

debbaker@londonbakerlaw.com 23-00255P

SECOND 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 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 February 17, 2023.

/s/ Michael C. Pascarella MICHAEL C. PASCARELLA

23-00259P

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

SECOND 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 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 17, 2023. Signed on this 14th day of February,

/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

February 17, 24, 2023

Email: diggerhoov@aol.com

2023.

SECOND 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, deceased, 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 perrepresentative's attorney sonal 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 SERVICE 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 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 BARRED.

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

Email your Legal Notice day at noon • Friday Publication

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000119TDAXXX NOTICE IS HEREBY GIVEN,

That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1808848 Year of Issuance: 06/01/2019 Description of Property: 23-25-16-0040-00000-0840 GOLDEN ACRES UNIT 2 PB

7 PGS 94 & 95 LOT 84 OR 6419 PG 175 Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

23-00141P

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000120TDAXXX NOTICE IS HEREBY GIVEN,

That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806855 Year of Issuance: 06/01/2019

Description of Property: 22-24-16-0020-00B00-0080 GULF SIDE ESTATES PB 6 PGS 63-63-A LOTS 8 & 10 BLOCK B OR 9781 PG 3930

Name(s) in which assessed: KELLY JURADO BONILLA GLORIA BONILLA

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

February 3, 10, 17, 24, 2023 23-00143P

FOURTH INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2022XX000125TDAXXX NOTICE IS HEREBY GIVEN,

That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1812007 Year of Issuance: 06/01/2019 Description of Property: 24-26-15-0880-00002-8250

BEACON SQUARE UNIT 22 PB 11 PG 139 LOT 2825 OR 7662 PG 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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000130TDAXXX NOTICE IS HEREBY GIVEN,

That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was sessed 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

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

FOURTH 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

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Office of Nikki Alvarez-Sowles, Esq.

February 3, 10, 17, 24, 2023 23-00148P

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000132TDAXXX NOTICE IS HEREBY GIVEN,

That KEYS FUNDING LLC - 2019, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811380

Year of Issuance: 06/01/2019 Description of Property: 30-26-16-0030-00000-0330 ORANGEWOOD VILLAGE PB 7 PG 116 LOT 33 OR 4636 PG 1403 OR 9485 PG 3364 Name(s) in which assessed:

JASON EDWARD HURLEY JASON E PEACE JASON E HURLEY All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

on March 09, 2023 at 10:00 am. January 18, 2023

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

February 3, 10, 17, 24, 2023 23-00149P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000145TDAXXX NOTICE IS HEREBY GIVEN,

That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1807586 Year of Issuance: 06/01/2019 Description of Property:

02-25-16-0090-01000-0130 GRIFFIN PK UNIT 1 B 4 P 36 & 36A LOTS 13-17 BLK 10 OR 6217 PG 1103

Name(s) in which assessed: TIMOTHY SCOTT WINSHIP SALLY A WINSHIP

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

23-00158P

FOURTH 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

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:

FOURTH INSERTION

Certificate #: 1800950 Year of Issuance: 06/01/2019 Description of Property:

33-24-21-0020-00B00-0230 OAK PARK PB 3 PG 20 LOTS 23 24 & 25 IN BLOCK B OR 8507 PG 1723 Name(s) in which assessed: TROY B ROBINETTE

OPAL S ROBINETTE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

February 3, 10, 17, 24, 2023 23-00163P

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000153TDAXXX NOTICE IS HEREBY GIVEN,

That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806583 Year of Issuance: 06/01/2019 Description of Property: 18-26-17-0040-00000-2180 SOUTHERN OAKS UNIT THREE-A PB 34 PGS 48-50 LOT 218 OR 8567 PG 3237 Name(s) in which assessed: GARY L COOK

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

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

January 18, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

February 3, 10, 17, 24, 2023

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000111TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

follows: Certificate #: 1800914 Year of Issuance: 06/01/2019

Description of Property: 30-24-21-0000-03700-0014 SOUTH 120.00 FT OF WEST 364.00 FT OF THAT PART OF W1/2 OF SW1/4 OF SE1/4 LYING EAST OF OLD MISSION RD OR 8327 PG 1750

Name(s) in which assessed: All of said property being in the County of Pasco, State of Florida shall be Unless such certificate

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

Deputy Clerk February 3, 10, 17, 24, 2023 23-00139P

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000115TDAXXX NOTICE IS HEREBY GIVEN,

That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1807743 Year of Issuance: 06/01/2019 Description of Property: 03-25-16-0280-00000-2770

COUNTRY CLUB ESTATES UNIT 2 PB 9 PGS 85-86 LOT 277 OR 8989 PG 2454 Name(s) in which assessed: ERICA CAPITAL LLC

TERRY L PAUL REGISTERED 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

FOURTH 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: MICHAEL J DIOS CYNTHIA A SOULLIERE

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

23-00137P

February 3, 10, 17, 24, 2023

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000122TDAXXX

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

Certificate #: 1812282 Year of Issuance: 06/01/2019 Description of Property: 36-26-15-095B-00001-4890

PG 1591

Name(s) in which assessed: WEST EDGE INC ANGELA L PAPPAS REGIS-

HOLIDAY LAKE ESTATES UNIT

17 MB 11 PG 5 LOT 1489 OR 7534

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

February 3, 10, 17, 24, 2023

By: Susannah Hennessy

Deputy Clerk

23-00144P

FOURTH 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 ssessed 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 being of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

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

FOURTH 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 Certificate #: 1811447 Year of Issuance: 06/01/2019 Description of Property: 30-26-16-0170-00000-732B BUENA VISTA 5TH ADDITION

PB 7 PG 7 LOT 732-B OR 9000 PG 3720 Name(s) in which assessed: KATHLEEN DAWN

MONFORTE All of said property being in the County

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.

February 3, 10, 17, 24, 2023

January 18, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

23-00167P

FOURTH 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: 06/01/2019Description 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

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

property described in such certificate

By: Susannah Hennessy Deputy Clerk February 3, 10, 17, 24, 2023 23-00159P

manateeclerk.com sarasotaclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pinellasclerk.org polkcountyclerk.net my**orange**clerk.com

OFFICIALCOURTHOUSEWEBSITES

charlotteclerk.com

pascoclerk.com

BUSINESS OBSERVER

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000144TDAXXX NOTICE IS HEREBY GIVEN,

That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1812101

Year of Issuance: 06/01/2019 Description of Property: 25-26-15-0520-00000-0930 ALOHA GARDENS UNIT 2 PB 9 PG 130 LOT 93 OR 7917 PG 1020 Name(s) in which assessed:

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

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

January 18, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

February 3, 10, 17, 24, 2023 23-00157P

FOURTH INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2022XX000108TDAXXX NOTICE IS HEREBY GIVEN,

That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

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

1640

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on March 09, 2023 at 10:00 am. January 18, 2023

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

February 3, 10, 17, 24, 2023 23-00136P

SECOND 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 512023CP000136CPAX-ES, 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:

Name 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 Administration must file their claims within this Court WITHIN THE TIME PE-RIODS SET FORTH IN SECTION

733.702 OF THE FLORIDA PRO-BATE 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 Notices 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

23-00242P

February 17, 24, 2023

SECOND INSERTION

NOMINEE FOR FIRST MAGNUS 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 OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-

Plaintiff, v. RUTBELINA ESCALANTE, ET AL.,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 6, 2023 entered in Civil Case No. 2019CA000975CAAXWS in the Circuit 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 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-

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

Kellev Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jason M. Vanslette

February 17, 24, 2023

Jason M Vanslette, Esq. FBN: 92121 File No: M180182-JMV

23-00235P

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 notifi-cation 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

Dated this 13th day of February,

February 17, 24, 2023 23-00251P

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT OF

FLORIDA, IN AND FOR PASCO

COUNTY CIVIL DIVISION

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

UNKNOWN HEIRS, DEVISEES,

RODGERS A/K/A WILLIE RODGERS, DECEASED; DEXTER

Q. ROGERS, AS KNOWN HEIR

OF WILLIE C. RODGERS A/K/A

WILLIE RODGERS, DECEASED;

OF WILLIE C. RODGERS A/K/A

WILLIE RODGERS, DECEASED;

CARMEN RODGERS SMITH,

AS KNOWN HEIR OF WILLIE

RODGERS, DECEASED; MARY

RODGERS, AS KNOWN HEIR OF WILLIE C. RODGERS A/K/A

WILLIE RODGERS, DECEASED;

ENID RODGERS, AS KNOWN

A/K/A WILLIE RODGERS,

DECEASED, et al.

Defendants.

HEIR OF WILLIE C. RODGERS

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-

C. RODGERS A/K/A WILLIE

DIANDRE LEE, AS KNOWN HEIR

GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES, OF WILLIE C

Plaintiff, vs.

SECOND INSERTION

and entered in Case No. 2018CA-003651CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF CWALT, INC. ALTERNA-TIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18 is Plaintiff and MAYA H. WIL-LIAMS 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 NEIGH-BORHOOD ASSOCIATION, INC.: UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTER-EST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIK- ${
m KI}$ ALVAREZ-SOWLES, ESQ., ${
m Clerk}$ 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-wit:

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 February 17, 24, 2023 23-00238P

SECOND INSERTION

DRESS 24 ROY ST APT 231 SEATTLE, $\,$ WA 98109 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 $\sharp 223$ 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

SECOND INSERTION

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

FLORIDA CIVIL DIVISION: 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 MCGUINNESS 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: PARCEL 1:

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

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 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 22-00620

February 17, 24, 2023 23-00252P

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.

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

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. 2018CA004084CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURI-TIES CORPORATION. HOME EQ-UITY 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; UN-KNOWN 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 disabil-

ity who needs any accommodation in

local public transportation providers for information regarding transportation services.

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: 2023-02-13 11:44:55 By:Hollis Hamilton Esq. FBN: 91132 Primary E-Mail: ServiceMail@aldridgepite.com 1221-2359B