PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Lakeshore Ranch Community Development District will hold a Budget Workshop on May 8, 2023, at 5:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this work-

A copy of the agenda and budgets may be obtained from the District Manager, via email at patricia@breezehome.com, Ph: (813) 460-0130, during normal business

hours or from the District's website at https://www.lakeshoreranch.net.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 460-0130, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Patricia Thibault District Manager

March 24, 2023 23-00388P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a budget workshop on April 5,2023, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558.

The purpose of the workshop is to review the operations and maintenance needs of the District and consider any additional factors that may influence the Fiscal Year 2023-2024 budget. The Board of Supervisors will not take any action at the work-

A copy of the agenda may be obtained at the offices of the District Manager, DPFG Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph. (321) 263-0132 ("District Manager's Office"), during normal

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

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

District Manager March 24, 2023

23-00389P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on April 4, 2023, at 9:00 a.m. at the Residence Inn located at 2101 Northpoint Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, DPFG Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please 955-8770 (Voice), for aid in contacting the District Manager's Office

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

District Manager March 24, 2023

23-00390P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on April 5, 2023, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, DPFG Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

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

District Manager March 24, 2023

23-00391P

SUBSCRIBE TO THE BUSINESS OBSERVER

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Adam's Roadside assistance located at 5611 Georgia Avenue, in the County of Pasco, in the City of New Port Richey, Florida 34652 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 17th day of March, 2023. Adam M Jackson

March 24, 2023

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Bayside Executive Realty located at 3365 Watermark Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 22nd day of March, 2023. BRITTANY MARIE WILSON, PLLC

23-00421P March 24, 2023 23-00437P

FIRST INSERTION

Notice of Change of Meeting Location for the April Meeting of the Union Park East Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will now hold their meeting on Thursday, April 6, 2023 at 6:00 p.m. at the Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana Blvd., Wesley Chapel, Florida 33543.

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. Please check the District's website for the latest information: https://www.unionparkeastcdd.org/. A copy of the agenda for the meetings will be available 7 days in advance of the meeting on the District's website.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the provisions of the Americans with Disabilities Act and Section 286.26, Florida Statutes, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager, Patricia Thibault with Breeze, via email at patricia@breezehome.com or via phone at (813) 564-7847 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Patricia Thibault District Manager March 24, 2023

23-00431P

FIRST INSERTION

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

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

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

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

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

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

Long Lake Ranch Community Development District Tish Dobson, District Manager

(321) 263-0132, Ext. 285

Publication date: March 24, 2023

23-00420P

FIRST INSERTION

NOTICE OF RULEMAKING FOR DISTRICT PROPERTY USE FEE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Asturia Community Development District ("District") hereby gives the public notice of its intent to adopt rates, fees, and charges related to use of the District's property for construction access ("Rates and Fees") under the District's *Policy for Use of District Property* ("Policy"). The District will conduct a public hearing to provide an opportunity for the public to address the proposed Rates and Fees on April 25, 2023, at $6:00~\mathrm{p.m.}$, at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, Prior Notice of Rule Development was published in the Business Observer on March 17, 2023.

The proposed Rates and Fees are as follows:

Refundable deposit for use of District property under the Policy for Use of District Property

\$500

The proposed Rates and Fees may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Rates and Fees is to provide for efficient District op-

erations relating to the proper operation and maintenance of the District's property and improvements, and other maintenance obligations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the Rates and Fees includes Sections 190.035, 190.011(5), 190.011(10), 120.54, 120.69 and 120.81, Florida Stat-

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54I(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting 321-263-0132~x285. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office. A copy of the proposed Rates and Fees, as well as the Policy, may be obtained by

contacting the District Manager, DPFG Management and Consulting, LLC, at 250 International Parkway, Suite 208, Lake Mary, FL 32746, or by phone at 321-263-0132 x285 during business hours. March 24, 2023

FIRST INSERTION

Notice is hereby given that JAI AMBE HOSPITALITY LLC, OWNER, desiring to engage in business under the fictitious name of SUNCOAST MOTEL located at 14920 US HIGHWAY 19, HUDSON, FLORIDA 34667 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. March 24, 2023 23-00425P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of West Coast Fabrication & Supply, located at 18518 Hunters Meadow Walk, in the City of Land O Lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida.
Dated this 16 of March, 2023. ROUGH HANDS PROJECTS & FABRICATION LLC 18518 Hunters Meadow Walk Land O Lakes, FL 34638 23-00422P March 24, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000157TDAXXX NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA 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 #: 1809420 Year of Issuance: 06/01/2019 Description of Property:

32-25-16-0380-00200-0120 GARDEN GROVE ADDITION PB 4 PG 40 LOT 12 BLOCK 2 OR 3679 PG 833 OR 8565 PG 554 Name(s) in which assessed:

NOREN P LEMON 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 April 27, 2023 at 10:00 am. March 09, 2023

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

 $Mar.\ 24,\ 31;\ Apr.\ 7,\ 14,\ 2023$ 23-00393P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000162TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1811638 Year of Issuance: 06/01/2019Description of Property:

31-26-16-0190-00000-878B BUENA VISTA 7TH ADDN PB 7 PG 85 LOT 878-B OR 9490 PG Name(s) in which assessed:

JENNIFER M TURNEY 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 April 27, 2023 at 10:00 am. March 09, 2023

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

Mar. 24, 31; Apr. 7, 14, 2023 23-00395P

FIRST INSERTION

Notice Is Hereby Given that WH FL Dental PLLC, 7745 Gall Boulevard Unit 1, Zephyrhills, FL 33541, desiring to engage in business under the fictitious name of Walmart Health #706, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

March 24, 2023 23-00433P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 04/11/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1G1155S30EU135403 2014 CHEV March 24, 2023 23-00392P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000161TDAXXX NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of

property, and the names in which it was assessed are as follows: Certificate #: 1806156 Year of Issuance: 06/01/2019

Description of Property: 17-25-17-0030-02100-0350 BLK 21 MOON LAKE NO 3 MB 4 PGS 75, 76 LOTS 35, 36 OR 6171 PG 1447

Name(s) in which assessed: LIMNOS SPONGE COMPANY

TEENA DELLIS 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 April 27, 2023 at 10:00 am. March 09, 2023

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

Mar. 24, 31; Apr. 7, 14, 2023 23-00394P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000163TDAXXX

NOTICE IS HEREBY GIVEN, That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811337

Year of Issuance: 06/01/2019 Description of Property: 29-26-16-0550-00000-0930 BUENA VISTA MNR NO 1 B 10 P 37 LOT 93 OR 1835 PG 1833 Name(s) in which assessed: ARLENE ANN RATLIFF ARLENE ANNE RATLIFF

BILLY B RATLIFF DOLORES JEANENNE RATLIFF 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 April 27, 2023 at 10:00 am. March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023

23-00396P

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA Case Number: 2023-CA-000333 IN RE: Forfeiture of: \$6,093.74 (SIX THOUSAND NINETY-THREE DOLLARS AND 74/100) IN US CURRENCY

ALL PERSONS who claim an interest in the following property: \$6,093.74 (Six Thousand Ninety-Three Dollars and 74/100) in U. S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida

way Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about January 23, 2023, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr. Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

Statutes, by the Department of High-March 24, 31, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000164TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1809535 Year of Issuance: 06/01/2019 Description of Property:

33-25-16-076A-00000-0170 CONGRESS PARK PB 10 PG 140 LOT 17 OR 4371 PG 1284 & OR

Name(s) in which assessed: ESTATE OF WILLIAM CROW WILLIAM CROW WILLIAM S CROW

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 April 27, 2023 at 10:00 am. March 09, 2023

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

23-00397P

Mar. 24, 31; Apr. 7, 14, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000165TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1801031 Year of Issuance: 06/01/2019 Description of Property:

35-24-21-0030-00300-0180 CARVER HEIGHTS UNIT 2 PB 4 PG 58 LOTS 18 & 19 BLOCK 3 EXC N1/2 OF LOT 19 OR 4962 PG 27

Name(s) in which assessed: GARY L GRAY

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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Mar. 24, 31; Apr. 7, 14, 2023 23-00398P

Deputy Clerk

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000169TDAXXX NOTICE IS HEREBY GIVEN. That DAVID DIBARTOLOMEO, 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

Certificate #: 1811106 Year of Issuance: 06/01/2019 Description of Property:

assessed are as follows:

22-26-16-0020-00000-0140 ANCLOTE RVR ESTS 2 PB 6 PG 5 LOTS 14 15 & 16 OR 8767 PG

Name(s) in which assessed: SHILOH M ALBRIGHT All of said property being in the County of Pasco, State of Florida

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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 24, 31; Apr. 7, 14, 2023 23-00402P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000168TDAXXX NOTICE IS HEREBY GIVEN. That STEFFEN CONSULTING 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 #: 1805664 Year of Issuance: 06/01/2019 Description of Property:

09-25-17-0020-00500-0030 MOON LAKE ESTATES UNIT 2 PB 4 PG 74 LOTS 3 & 4 BLK 5 OR Name(s) in which assessed:

HELEN Y WALKER GARY WALKER CAROLYN PROWSE 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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 24, 31; Apr. 7, 14, 2023 23-00401P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000167TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1806263 Year of Issuance: 06/01/2019 Description of Property:

21-25-17-0120-20500-0030 MOON LAKE ESTATES UNIT 12 PB 5 PG 151 LOTS 3 & 4 BLOCK 205

Name(s) in which assessed: ASSET PERFORMANCE LAND TRUST

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 27, 2023 at 10:00 am.

March 09, 2023

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

Mar. 24, 31; Apr. 7, 14, 2023 23-00400P

Notice of Application for Tax Deed 2022XX000170TDAXXX NOTICE IS HEREBY GIVEN. That DAVID DIBARTOLOMEO, 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

FIRST INSERTION

property, and the names in which it was assessed are as follows: Certificate #: 1805914 Year of Issuance: 06/01/2019 Description of Property:

15-25-17-0100-17300-0070 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 7 8 & 9 BLOCK 173 OR 8311 PG 1520 Name(s) in which assessed:

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

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 April 27, 2023 at 10:00 am. March 09, 20233

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

Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023 23-00403P

FIRST INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2022XX000179TDAXXX NOTICE IS HEREBY GIVEN.

That MENA ANTANIOS, 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 #: 1705983 Year of Issuance: 06/01/2018 Description of Property:

16-25-17-0060-09200-0090 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90 & 91 LOTS 9 & 10 BLOCK 92 OR 4242 PG 413

Name(s) in which assessed: MARILYN L OVERSMITH ESTATE OF MARILYN L OVERSMITH

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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

FIRST INSERTION

Notice of Application for Tax Deed

That SALLY BROGNA, 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

21-25-17-0150-26000-0030 MOON LAKE ESTATES UNIT

15 PB 6 PGS 65A-68 LOTS 3 & 4

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

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on April 27, 2023 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq.

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000172TDAXXX

That SALLY BROGNA, 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

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00404P

Unless such certificate shall be

BLOCK 260 OR 5284 PG 818

ESTATE OF JAMES J KLUCK

assessed are as follows:

Certificate #: 1806417

Description of Property:

Name(s) in which assessed:

JAMES J KLUCK

March 09, 2023

Mar. 24, 31; Apr. 7, 14, 2023

NOTICE IS HEREBY GIVEN,

ssessed are as follows:

Description of Property:

Certificate #: 1807384

Name(s) in which assessed.

of Pasco, State of Florida

Unless such certificat

on April 27, 2023 at 10:00 am.

Mar. 24, 31; Apr. 7, 14, 2023

March 09, 20233

WILLIAM CODY LENTZ

Year of Issuance: 06/01/2019

34-24-16-0100-00000-0170

FORESTDALE UNIT 1 PB 8 PG

132 LOTS 17 & 18 OR 9427 PG

All of said property being in the County

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00405P

Year of Issuance:06/01/2019

2022XX000171TDAXXX NOTICE IS HEREBY GIVEN,

Mar. 24, 31; Apr. 7, 14, 2023 23-00410P

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 April 27, 2023 at 10:00 am. March 09, 2023

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

FIRST INSERTION

Notice of Application for Tax Deed

2022XX000180TDAXXX

That MENA ANTANIOS, 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

Year of Issuance: 06/01/2016

22-25-17-014R-24200-0440

ESTATE OF ELDON BAWKS

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

Unless such certificate shall be

MOON LAKE NO 14 R/P PB 6 PGS 47 & 48 LOTS 44 & 45 BLK

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

242 OR 5992 PG 757

Name(s) in which assessed

BARBARA BAWKS

DECEASED

Certificate #: 1506676

Mar. 24, 31; Apr. 7, 14, 2023 23-00411P

Deputy Clerk

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000177TDAXXXNOTICE IS HEREBY GIVEN,

That MENA ANTANIOS, 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 #: 1606859 Year of Issuance: 06/01/2017 Description of Property:

16-25-17-0090-14100-0710 BLK 141 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 71, 72 OR 125 PG 438

Name(s) in which assessed: EST VIRGINIA C MULLEN

VIRGINIA C MULLEN 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 April 27, 2023 at 10:00 am. March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023

23-00408P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000176TDAXXX NOTICE IS HEREBY GIVEN,

That MENA ANTANIOS, 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 #: 1706065 Year of Issuance: 06/01/2018 Description of Property:

16-25-17-0090-14000-0340 BLK 140 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 34, 35

Name(s) in which assessed: PAUL L FOOTE HELEN E FOOTE

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

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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023

23-00407P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000119TDAXXX NOTICE IS HEREBY GIVEN. That CAZENOVIA CREEK FUNDING II LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

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 30, 2023 at 10:00 am.

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

23-00416P

Mar. 24, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000183TDAXXX NOTICE IS HEREBY GIVEN, That LORRAINE WOLFE-RICH-ARDS, the holder of the following

certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and vear of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1511490

Year of Issuance: 06/01/2016 Description of Property: 28-26-16-002B-00000-232A OAK RIDGE UNIT 3 PB 17 PGS 108-122 LOT 232A OR 5629 PG 817

Name(s) in which assessed: LORRAINE CIRINCIONE 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 April 27, 2023 at 10:00 am. March 09, 2023

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

Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023

23-00414P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000181TDAXXX NOTICE IS HEREBY GIVEN. That MENA ANTANIOS, 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 #: 1607235 Year of Issuance: 06/01/2017 Description of Property:

22-25-17-014R-24200-0230 MOON LAKE NO 14 R/P MB 6PGS 47, 48 LOTS 23, 24 BLK 242 Name(s) in which assessed:

JOHN A MONACO CARL MONACO All of said property being in the County of Pasco, State of Florida

March 09, 2023

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 April 27, 2023 at 10:00 am.

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

Mar. 24, 31; Apr. 7, 14, 2023 23-00412P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000184TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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

Certificate #: 1502150 Year of Issuance: 06/01/2016

assessed are as follows::

Description of Property: 14-26-21-0100-09900-0022 ZEPHYRHILLS COLONY CO LANDS PB 1 PG 55 NORTH 141.50 FT OF EAST 154 FT OF TR 99 IN SEC 14 OR 7260 PG 1344 OR 7881 PG 302 OR 8094 PG 1320 OR 8908 PG 1636

Name(s) in which assessed: BARBARA J LEWIS ROBERT DUNBAR

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 April 27, 2023 at 10:00 am.

March 09, 2023

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

Deputy Clerk

23-00415P

Mar. 24, 31; Apr. 7, 14, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000174TDAXXX NOTICE IS HEREBY GIVEN,

That SALLY BROGNA, 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 #: 1810653 Year of Issuance: 06/01/2019 Description of Property: 17-26-16-075A-00000-1330 SUNSHINE PARK UNIT 3 PB 11

PGS 67-68 LOT 133 OR 5724 PG 1380 Name(s) in which assessed: ESTATE OF HARRY GARBART ESTATE OF HARRY A GARBART DECEASED

HARRY A GARBART HARRY A GARBART 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 April 27, 2023 at 10:00 am. March 09, 2023

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

Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023 23-00406P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000178TDAXXX NOTICE IS HEREBY GIVEN,

That MENA ANTANIOS, 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 #: 1506205 Year of Issuance: 06/01/2016 Description of Property: 16-25-17-0060-09000-0240

MOON LAKE ESTATES UNIT 6 PB 4 PGS 90-91 LOTS 24 & 25 BLK 90 OR 1557 PG 241 Name(s) in which assessed:

JOHN RATTEE ESTATE OF JOHN RATTEE DECEASED JOHN WILLIAM RATTEE 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 April 27, 2023 at 10:00 am. March 09, 2023

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

Mar. 24, 31; Apr. 7, 14, 2023 23-00409P



FIRST INSERTION

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

CASE NO.: 2023CA000503 MORTGAGE ASSETS MANAGEMENT, 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 WILLIE M.

RICHARDSON, 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 Willie M. Richardson, Deceased

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

WASHINGTON SUBDIVISION, LOT 8, HEIGHTS AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 13. PAGE 76, PUBIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-DRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 4-24-23, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Informa-tion Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before

the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on MAR 22, 2023. As Clerk of the Court

(SEAL) By: /s/Patty Hoogewind As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney

Suite 303 Delray Beach, FL 33484 1395-693B Ref# 3638 Mar. 24, 31, 2023

5300 West Atlantic Avenue

23-00436P

PUBLISH LEGAL NOTICE Call **941-906-9386**

and select the appropriate County name from the menu option or email

legal@businessobserverfl.com <u>Business</u> **Observer**

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000182TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, 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 #: 1805555 Year of Issuance: 06/01/2019 Description of Property:

08-25-17-0010-00000-0710 MOON LAKE ESTS UNREC PLAT TR 71 DSCB AS: COM SE COR LOT 4 BLK 18 TH N 03DG 54MIN 19"E 105FT FOR POB TH N86DG 05MIN 41"W 380FT TH N03DG 54MIN 19"E 115FT TH S86 05MIN 41"E 380FT TH S03DG 54 MIN 19"W 115FT TO POB OR 4922 PG 785

Name(s) in which assessed:

LARRY W HANEY 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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 24, 31; Apr. 7, 14, 2023 23-00413P FIRST INSERTION

Notice of Application for Tax Deed 2022XX000166TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1805154 Year of Issuance: 06/01/2019 Description of Property: 18-24-17-0010-00000-0370

INDIAN OAKS HILLS UNREC PLAT TRACT 37 DESC AS THE NORTH 189.69 FT OF THE SOUTH 222.69 FT OF WEST 1/2OF EAST 1/2 OF WEST 1/2 OF SE1/4 OF SEC 18 & SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS OVER THE EAST 30 FT THEREOF OR 9457 PG 0892

Name(s) in which assessed: TRACYE HUGHES-CARSON **DEVLON E HUGHES**

TRACYE TENNANT 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 April 27, 2023 at 10:00 am.

March 09, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 24, 31; Apr. 7, 14, 2023

23-00399P

FIRST INSERTION

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

File No. 2023CP000302CPAXES IN RE: ESTATE OF CAREN ANN ODEN, Deceased.
TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Amended Order of Summary Administration has been entered in the estate of CAREN ANN deceased, File Number ODEN, 2023CP000302CPAXES; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338; that the Decedent's date of death was November 29, 2022; that the total value of the estate is \$0.00, and that the names and addresses of those to whom it has been assigned by such order are: Creditors: NONE

Beneficiaries: MELISSA ANN REIMERT 9901 Montague St. Tampa, FL 33626 MICHAEL DAVID POPOVICS 4009 Priory Circle Tampa, FL 33618 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 March 24, 2023.

Persons Giving Notice: MELISSA ANN REIMERT 9901 Montague St. Tampa, FL 33626 MICHAEL DAVID POPOVICS 4009 Priory Circle

Tampa, FL 33618Attorney for Persons Giving Notice: ROBERT D. HINES Attorney for Petitioner Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com 23-00423P March 24, 31, 2023

FIRST INSERTION

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

CASE NO .: 2022CA002082CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. COY HOWARD: UNKNOWN SPOUSE OF COY HOWARD: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN

TENANT #1: UNKNOWN TENANT

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated February 7, 2023 entered in Civil Case No. 2022CA-002082CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and COY HOW-ARD and UNKNOWN TENANT #1 are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on May 8, 2023 the following described property as set forth in said Final Judgment, to-wit:.

LOTS 5 AND 6, BLOCK I, KANAWHA VILLAGE ADDITION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A 2006 PALM HARBOR HOMES MOBILE HOME IDENTIFICATION BEARING BERS PH0916252AFL AND PH0916252BFL AND NUMBERS 0095176329 AND 0095176389.

Property Address: 16637 Kanawha Lane, Spring Hill, FL 34610

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUR-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 vour scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding trans-

portation services. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: M22272-JMV March 24, 31, 2023 23-00426P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 18-CP-1599-WS IN RE: ESTATE OF DIANE K. MAYORGA,

Deceased. The administration of the Estate of DI-ANE K. MAYORGA, deceased, whose date of death was 10/11/2018, Case Number 18-CP-1599-WS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the 24 day of March 2023.

Personal Representative: ASPASIA "SIA" MAYORGA, 1516 Southeast Harbor Drive

Wilmington, NC 28409 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number:124666 Law Office of Elizabeth Devolder, 5383 Primrose Lake Circle, Suite C Tampa, FL 33647

(813) 319-4550 (Tel) (813) 319-4550 (fax) elizabeth@elizabethdevolder.com rachael@elizabethdevolder.com March 24, 31, 2023 23-00418P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-CP-000401-WS

Division 003

IN RE: ESTATE OF

NAVEED A. SIDDIQI,

Deceased.

The administration of the estate of Nav-

eed A. Siddiqi, deceased, whose date of

death was February 6, 2023, is pending

in the Circuit Court for Pasco County.

Florida, Probate Division, the address

of which is 7530 Little Road, New Port

Richey, Florida 34654. The names and

addresses of the personal representative

and the personal representative's attor-

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

The date of first publication of this

Personal Representative:

Gail Siddigi

1042 Toscano Drive

Trinity, Florida 34655

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is March 24, 2023.

Jeffrey A. Herzog, Attorney

Florida Bar Number: 16089

1805 Cypress Brook Drive

Telephone: (727) 789-4000

probate@jherzoglaw.com

Trinity, Florida 34655

Fax: (727) 789-4002

Secondary E-Mail:

March 24, 31, 2023

HERZOG, P.A.

LAW OFFICES OF JEFFREY A.

E-Mail: service@jherzoglaw.com

23-00427P

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

nev are set forth below.

FIRST INSERTION

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

File No. 51-2023-CP-0316-WS IN RE: ESTATE OF PATRICIA ANN OESE a/k/a PATRICIA OESE Deceased.

The administration of the estate of Patricia Ann Oese a/k/a Patricia Oese, deceased, whose date of death was July 9, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 24, 2023.

> Personal Representative: Edward F. Oese III

56 Jerome Avenue Bayville, New Jersey 08721 Attorney for Personal Representative: Rvan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814

Ryan@FLP robate Trust Law.comSecondary E-Mail: Stacey@FLProbateTrustLaw.com March 24, 31, 2023 23-00387P

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

PROBATE DIVISION File No. 51-2022-CP-1804-WS IN RE: ESTATE OF GRADY EVANS, JR Deceased.

The administration of the estate of GRADY EVANS, JR, deceased, whose date of death was January 20, 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 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 March 24, 2023.

Personal Representative: /s/ Lillian Evans LILLIAN EVANS

4633 Phoenix Ave. Holiday, Florida 34690 Attorney for Personal Representative: /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail:

peytonlaw2@gmail.com

23-00428P

March 24, 31, 2023

FIRST INSERTION

NOTICE TO CREDITORS (Full Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.2023-CP-360 IN RE: ESTATE OF DENNIS MCELFRESH, Deceased.

The administration of the estate of DENNIS MCELFRESH, deceased, whose date of death was October 22. 2022, whose social security number was XXX-XX-8013 File Number 2023-CP-360, 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. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the estate of the Decedent and persons having claims or demands against the Decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE or 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Person Giving Notice: /s/ Shawn Mcelfresh SHAWN MCELFRESH 2719 NE 25th Street

Ocala, FL 34470 Personal Representative Attorney for Person Giving Notice: /s/ H. Randolph Klein H. Randolph Klein, Esq. Attorney for Petitioner Florida Bar Number: 219487 KLEIN & KLEIN, LLC

40 SE 11th Avenue Ocala, Florida 34471 (352) 732-7750 randy@kleinandkleinpa.com March 24, 31, 2023 23-00417P

FIRST INSERTION

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

FILE NO: 22-001082-ES IN RE: ESTATE OF JOHN C. WORTHING Deceased.

The administration of the estate of John C. Worthing, deceased, whose date of death was April 20, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 24, 2023. /s/ Michele Clark

Michele Clark, Petitioner McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, PA

/s/ C.A. Sullivan C.A. Sullivan, Esquire Attorney for Petitioner Florida Bar No 437018 311 S. Missouri Ave. Clearwater, FL 33756 Telephone: (727) 461-1111 E-mail Addresses: cs@mcfarlandgouldlaw.com, kgibbons@mcfarlandgouldlaw.com March 24, 31, 2023 23-00424P

FIRST INSERTION

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

File No. 23-000123-ES Division: Probate IN RE: ESTATE OF NORMA GALLANT A/K/A NORMA MARY GALLANT A/K/A NORMA M. GALLANT)

Deceased. The administration of the estate of Norma Gallant a/k/a Norma Mary Gallant a/k/a Norma M. Gallant), deceased, whose date of death was September 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 24, 2023.

Personal Representative: /s/ Tanya Bell Tanya Bell

2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Attorney for Personal Representative: /s/ Tanya Bell Tanya Bell, Esq. Florida Bar Number: 52924 Sarah E. Voss, Esq. Florida Bar Number: 1025128 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com SVoss@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.comMarch 24, 31, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2022-CP-001997-ES IN RE: ESTATE OF GEORGE W. NELSON Deceased.

The administration of the Estate of George W. Nelson, deceased, whose date of death was September 8, 2022, is pending in the Sixth Circuit Court in and for Pasco County, Florida: 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 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 (2019) 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 March 24, 2023.

Personal Representative: Mark Nelson

1435 Villa Juno Drive South Juno Beach, FL 33408 Attorney for Personal Representative: Felix Montanez, Esq. Fla. Bar No. 99892 2114 W. Columbus Drive Tampa, FL 33607felix@montanezlawfirm.com (813) 816-2827 March 24, 31, 2023 23-00386P

OFFICIAL COURTHOUSE WEBSITES

1:23 4

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Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000238
IN RE: ESTATE OF
MICHAEL EDWARD PAQUETTE

Deceased.

The administration of the estate of Michael Edward Paquette, deceased, whose date of death was October 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 March 24, 2023.

Personal Representative: Edward F. Paquette 1519 Trenton Lane

The Villages, Florida 32162
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
March 24, 31, 2023
23-00432P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000322-WS
IN DELECTATE OF

No. 2023-CP-000322-WS IN RE: ESTATE OF STEPHEN WOLF Deceased.

The administration of the estate of STEPHEN WOLF, deceased, whose date of death was January 28, 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 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FOORTH 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 March 24, 2023.

Personal Representative: /s/ David J. Wollinka DAVID J. WOLLINKA

DAVID J. WOLLINKA 10015 Trinity Blvd., Suite 101 Trinity, FL 34655

Attorney for Personal Representative: /s/ David J. Wollinka DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com

March 24, 31, 2023 23-00430P

FIRST INSERTION

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

CASE NO: 2022CA000734
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, -vs.UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
CREDITORS, GRANTEES,
ASSIGNEES, LIENORS, TRUSTEES
AND ALL OTHER PARTIES
CLAIMING AN INTEREST
BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF SHERI
VAZQUEZ, DECEASED, ET AL,
Defendant(s)

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SHERI VAZQUEZ, DECEASED, BRANDON KEITH VAZQUIEZ.

Last Known Address: 7101 Carlow Street, New Port Richey, FL 34653

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

LOT 14, CASSON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 4, PAGE(S) 95, OF THE PUBLIC RECORDS OF PASCO COUN-TY FLORIDA

7101 Carlow Street, New Port

Richey, FL 34653
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 2022CA000734; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SHERI VAZQUEZ, DECEASED, Brittany StangleA/K/A BRITTANY ELISE VAZQUEZ A/K/A

BRITTANY ELISE VASQUEZ, Brandon Keith Vazquez, PASCO COUNTY, FLORIDA, CLERK OF COURT IN AND FOR PASCO COUNTY, FLORI-DA, Unknown Occupant 1, Unknown Occupant 2 and ESTATE OF SHERI VAZQUEZ. You are required to serve a copy of your written defenses, if any, to the action on Susan Sparks, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 4/24/23, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Cen-530 Little Rd New Port Riche 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: MAR 22 2023

Pasco Clerk of the Circuit Court As Clerk of Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

Susan Sparks, Esq.,
Plaintiff's attorney
255 South Orange Ave, Suite 900
Orlando, FL 32801
Matter No.: FL-000070-22
March 24, 31, 2023
23-00435P



Email legal@businessobserverfl.com

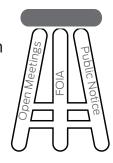
Business Observer



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

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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

Government Meetings $\overline{\ }$ and Hearings

> Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



Unclaimed Property, Unclaimed Property,

Banks or Governments

Commercial Notices



Delinguent Tax Lists. Tax Deed Sales



Government Property Sales

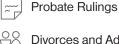


Permit and License Applications

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Name Changes



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

PASCO COUNTY

SECOND INSERTION

NOTICE TO CREDITORS er persons having claims or demands IN THE CIRCUIT COURT FOR against decedent's estate on whom a PASCO COUNTY, copy of this notice is required to be FLORIDA served must file their claims with this PROBATE DIVISION court ON OR BEFORE THE LATER File Number: 2023-CP-000416-WS OF 3 MONTHS AFTER THE TIME In Re The Estate Of: OF THE FIRST PUBLICATION OF JAMES W. HANLON, THIS NOTICE OR 30 DAYS AFTER Deceased
The administration of the estate of THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM. JAMES W. HANLON, deceased, whose All other creditors of the decedent, and other persons having claims or dedate of death was December 20, 2022, mands against decedent's estate must file their claims with this court WITHis pending in the Circuit Court for PAS-CO County, Florida, Probate Division, IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL. 34654. The names and addresses of the OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH personal representative and the per-

sonal representative's attorney are set IN FLORIDA STATUTES SEC-All creditors of the decedent and oth-TION 733.702 WILL BE FOREVER

BARRED.

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

The date of the first publication of this notice is March 17, 2023.

WAYNE R. TRUMAN, JR. - PR LAW OFFICES OF STEVEN K. JONAS, P.A. Attorney for Personal Representative 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 March 17, 24, 2023

23-00379P

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

File No. 51-2023-CP-0363-WS IN RE: ESTATE OF LYLE F. WORLOCK a/k/a LYLE FRANCIS WORLOCK Deceased.

The administration of the estate of Lyle F. Worlock a/k/a Lyle Francis Worlock, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 March 17, 2023.

Personal Representative: Jewel M. Hodge

4132 Stratford Drive New Port Richey, Florida 34652 Attorney for Personal Representative: Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814

Ryan@FLP robate Trust Law.comSecondary E-Mail: Stacey@FLProbateTrustLaw.com 23-00369P March 17, 24, 2023

SECOND INSERTION

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

PROBATE DIVISION File No. 2023-CP-00133 Division PASCO IN RE: ESTATE OF ROBERT R. RUSSELL A/K/A ROBERT R. RUSSELL, JR., Deceased.

The administration of the estate of ROBERT R. RUSSELL A/K/A ROB-ERT R. RUSSELL, JR., deceased, whose date of death was September 28, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 17, 2023 and March 24,

Personal Representative: /s/ Jeanette M. Welsh JEANETTE M. WELSH

Attorney for Personal Representative: /s/ Cheryl A. Ward CHERYL A. WARD, ESQUIRE Florida Bar Number: 01003828 LAW FIRM OF CHERYL A. WARD 935 N. Beneva Rd. Ste. 609 #19 Sarasota, FL 34232 Telephone: (321) 372-8177 E-Mail 1: Cheryl@cawlawoffice.com

E-Mail 2: eservice@cawlawoffice.com

March 17, 24, 2023

E-Mail 3: paralegal@cawlawoffice.com

SECOND INSERTION

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

File No. 2023-CP-178 IN RE: ESTATE OF WILLIAM ROMIG Deceased.

The administration of the estate of WILLIAM ROMIG, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road. New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 17, 2023.

Personal Representative: MARY ANDERSEN

7345 Cedar Point Drive New Port Richev, FL 34653 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq FBN: 883591. 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmklaw.com Secondary Email: transcribe123@gmail.com March 17, 24, 2023 23-00363P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-230 IN RE: ESTATE OF KINLEY DAWNE EDWARDS,

Deceased. The administration of the estate of KINLEY DAWNE EDWARDS, deceased, whose date of death was December 31, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: March 17, 2023.

JONATHAN EDWARDS

Personal Representative 2879 Suncoast Blend Drive Odessa, FL 33556

Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com March 17, 24, 2023 23-00381P

SECOND INSERTION

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

File No. 23-CP-00270-WS IN RE: ESTATE OF SULTANA JEVELEKIDES Deceased.

The administration of the estate of SULTANA JEVELEKIDES, deceased, whose date of death was July 18, 2021, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division, the address of which is Pasco County Clerk of the Court, P.O. Box 338, New Port Richey, FL 34656-0338, Attn: Probate. 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 March 17. 2023.

Personal Representative: Despina Jevelekides 3 Hamilton Street Binghamton, New York 13905

Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 U.S. Highway 19 N., Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 E-Mail: spiro@verras-law.com Secondary E-Mail: contact@verras-law.com

March 17, 24, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-0267-WS

IN RE: ESTATE OF ELLA J. MAYSILLES A/K/A ELLA JEAN MAYSILLES Deceased.

The administration of the estate of Ella J. Maysilles a/k/a Ella Jean Maysilles, deceased, whose date of death was September 10, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or 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 March 17, 2023.

Personal Representative: /s/ Daniel B. Maysilles Daniel B. Maysilles

6134 Oak Ridge Avenue New Port Richey, Florida 34653 Attorney for Personal Representative: /s/ Rvan A. Doddridge Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814

E-Mail: ryan@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com 23-00377P March 17, 24, 2023 23-00372P

• 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

• We offer an online payment portal for easy credit

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SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DÍVISION File No. 2022CP001936CPAWS IN RE: ESTATE OF RICHARD W. CONKLIN, Deceased.

The administration of the Estate of RICHARD W. CONKLIN, Deceased, whose date of death was September 30, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative: Carolyn L. Genter 60 Lori Street

Inglis, Florida 34449 Attorney for Personal Representative: S. Michael Mountjoy BRADSHAW & MOUNTJOY, P.A. 209 Courthouse Square Inverness, Florida 34450 Telephone (352) 726-1211 Facsimile (352) 726-3180 March 17, 24, 2023 23-00378P

THIRD INSERTION

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

CASE NO. 2023-CA-000094-ES STEPHEN PAUL FERREIRA, JR., Plaintiff, v.

KERRI CARLISLE N/K/A KERRI MCKENNA; THE UNKNOWN SPOUSE OF KERRI CARLISLE N/K/A KERRI MCKENNA; CHRIS CHAFFIN; and THE UNKNOWN SPOUSE OF CHRIS CHAFFIN; and 21st CENTURY MORTGAGE CORPORATION, Defendants.

TO: DEFENDANTS, CHRIS CHAF-FIN AND THE UNKNOWN SPOUSE OF CHRIS CHAFFIN

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Pasco County, Florida:

The South 1/3 of the South 925.75 feet of the West 1100 feet of the Northwest 1/4 of the Northwest 1/4 except the West 170 feet of the North 100 feet thereof, Section 32, Township 25 South, Range 19 East, Pasco County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is Awerbach | Cohn. 28100 U.S. Hwy 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of 3-10-23 publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev. 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 this day of MAR 07, 2023. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT By: /s/ Patty Hoogewind(SEAL)

Deputy Clerk Jacqueline F. Perez, Esquire Awerbach | Cohn, 28100 U.S. Hwy 19 North, Suite 104 Clearwater, Florida 33761 March 10, 17, 24, 31, 2023

23-00346P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP001748 **Division Probate** IN RE: ESTATE OF JOHN D PITTMAN

Deceased. The administration of the estate of John D Pittman, deceased, whose date of death was April 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 March 17, 2023.

Personal Representative: /s/ Stephanie Princip Stephanie Princip 109 Sutters Place Ct. Winston Salem, NC 27104

Attorney for Personal Representative:

/s/ David R. McCallister David R. McCallister E-mail Addresses: davidmccallister@hotmail.com Florida Bar No. 724637 David R. McCallister, Attorney at Law 13742 17th St Dade City, Florida 33525 Telephone: (813) 973-4319 March 17, 24, 2023 23-00371P

SECOND INSERTION

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

CASE NO. 512023CP000137CPAXES IN RE: THE ESTATE OF EDWIN HOWARD MOODY, JR.A/K/A EDWIN H. MOODY, JR., Deceased.

The administration of the Estate of Edwin Howard Moody, Jr. a/k/a Edwin H. Moody, Jr, deceased, whose date of death was May 7, 2022, File Number 512023CP000137CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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 FILEDWITHIN 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 March 17, 2023.

Personal Representative HELEN MOODY Personal Representative 6148 Weatherwood Circle Wesley Chapel, FL 33545

Attorney for Personal Representative Jerrold Slutzky, Esq. Attorney for Personal Representative Florida Bar Number: 95747 Slutzky Law Firm 853 Main Street, Suite A Safety Harbor, FL 34695Telephone: (727) 475-6200 Email: jerryslulaw@gmail.com 23-00370P March 17, 24, 2023

SECOND INSERTION

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

CASE NO.: 2023 CA 000361 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, VS. THE ESTATE OF FLORENCE E. TOUCHTON A/K/A FLORENCE

ELIZABETH TOUCHTON,; et al., Defendant(s). TO: The Estate of Florence E. Touchton a/k/a Florence Elizabeth Touchton, Deceased Last Known Residence: Un-

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

LOT 40, HOLIDAY LAKE ES-TATES, UNIT TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 17th, 2023, 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.

03-17-2023 03-24-2023

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 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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on March 8th, 2023.

As Clerk of the Court (SEAL) By: /s/Brooklyn Horner As Deputy Clerk

23-00357P

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-798B Ref# 3491

March 17, 24, 2023

SECOND INSERTION

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

CASE NO. 2022CA002529CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST. Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A HUNT, DECEASED, et. al. Defendant(s), TO: TAMMY HUNT-DAVIS,

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

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

LOT 1435, BEACON WOODS VILLAGE SEVEN, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12. PAGE(S) 31 THROUGH 33. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 03-17-2023 03-24-2023

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before APRIL 17th,

2023 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 13th

day of March, 2023. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

CLERK OF THE CIRCUIT COURT BY: /s/ Brooklyn Horner DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-053699

March 17, 24, 2023 23-00376P

SECOND INSERTION

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

DIVISION CASE NO. 2023CA000411CAAXWS U.S. BANK NATIONAL

ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND S. LEONARDI, DECEASED, et. al.

Defendant(s), TO:THE UNKNOWN HEIRS REN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND S. LEONARDI, DECEASED.

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. 03-17-2023 03-24-2023

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

LOT 575, THE LAKES UNIT THREE, A SUBDIVISION AC-CORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 18, PAGES 20 THROUGH 22, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before APRIL 17th, 2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 9th day of March, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY /s/ Brooklyn Horner DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-091475 March 17, 24, 2023 23-00365P SECOND INSERTION

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

CASE NO.: 2022-CA-003292 MAGELLAN'S LOOT 1960 LLC, Plaintiff, vs. JESSIE SCOTT,

Defendant(s), NOTICE is hereby given that a civil action commenced on February 7, 2023 and is now pending as case number 2022-CA-003292 in the Circuit Court in the State of Florida, County of Pasco. The name of the unserved party

to the action is: JESSIE SCOTT 7501 St. Luke Road Land O'Lakes, Florida 34638 and the nature of the proceeding is a Foreclosure on Real Property - Non-

This notice shall be published once each week for two consecutive weeks in the Legal Observer publication.

Homestead \$1 - \$50,000 or less.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, John Paul Green, whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after 4-17-23 the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court of Pasco County, Florida on the 9th day of March, 2023. NIKKI ALVAREZ-SOWLES, ESQ.

AS CLERK OF THE COURT (SEAL) BY /s/ Patty Hoogewind As Deputy Clerk /s/ John Paul Green

John Paul Green, Esq. Florida Bar No.: 1022328 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: ESERVICE@hacheylawpa.comMar. 17, 24, 31; Apr. 7, 2023

23-00356P

SECOND INSERTION

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

Case No. 2022-CC-004310 CAV HOMEOWNERS COOPERATIVE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DECEASED, UNKNOWN TENANT(S),

Defendants. TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DE-CEASED LAST KNOWN ADDRESS: 6446 Way-

side Lane Zephyrhills, FL 33542CURRENT ADDRESS: UNKNOWN YOU ARE NOTIFIED that an ac-

tion to foreclose a claim of lien on the following property in PASCO County, Florida:

UNIT #R-000181, OF COUN-TRY AIRE VILLAGE, A COOPERATIVE, ACCORDING TO EXHIBIT "A", PLOT PLAN OF THE MASTER PROPRIETARY LEASE AS RECORDED IN OF-FICIAL RECORDS BOOK 1463, PAGES 0789-0819, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6446 Wayside

Lane Zephyrhills, FL 33542has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Association Assessment Attorneys, P.A., Plaintiff's attorney, whose address is 111 2nd Ave. N.E. Suite 539, St. Petersburg, Florida 33701, within thirty (30) days 3-17-23 of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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 $impaired\ call\ 711.$

Dated this 9th day of March, 2023. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller (SEAL) BY:/s/ Patty Hoogewind As Deputy Clerk

Robert Todd, Esq. Association Assessment Attorneys, PA 111 2nd Ave. N.E. Suite 539 St. Petersburg, FL 33701 23-00361P

March 17, 24, 2023

SECOND INSERTION

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

SPECIALIZED LOAN SERVICING LLC. Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN D. GEORGE,

CASE NO. 2023CA000408CAAXWS

DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNESS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN D. GEORGE, DE-

CEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

ALL THAT CERTAIN LAND SITUATED IN PASCO COUNTY, FLORIDA, VIZ: LOT 478, BEA-CON WOODS VILLAGE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-17-23/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint or petition

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

WITNESS my hand and the seal of this Court at County, Florida, this 9th day of March. 2023.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-075395

March 17, 24, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2023CP000329 IN RE: THE ESTATE OF SOPHIA ROUSSOS, a/k/a Sophie Roussos, a/k/a Sophia Vazaios, Deceased.

The administration of the estate of SO-PHIA ROUSSOS, a/k/a Sophie Roussos, a/k/a Sophia Vazaios, deceased, whose date of death was January 31, 2023, 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 oth-

THE UNKNOWN HEIRS.

DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES,

OR OTHER CLAIMANTS

CLAIMING BY, THROUGH,

FARRIN AKA WALTRUD B.

FARRIN, DECEASED, et al,

Defendant(s).

UNDER, OR AGAINST WALTRUD

NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated February 27, 2023, and entered

in Case No. 51-2021-CA-002517 WS of

the Circuit Court of the Sixth Judicial

Circuit in and for Pasco County, Florida

in which Bank of America, N.A., is the

Plaintiff and The Unknown Heirs, De-

visees, Grantees, Assignees, Lienors,

Creditors, Trustees, or other Claimants

claiming by, through, under, or against

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

All other creditors of the decedent and other persons having claims or 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.

PASCO COUNTY

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

/s/ Stavroula Portera STAVROULA PORTERA Personal Representative

Attorney for Personal Representative: /s/ Steven Meiller STEVEN TRABAYKO MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19

Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative, STAVROULA PORTERA March 17, 24, 2023 23-00384P

SECOND INSERTION

Waltrud Farrin aka Waltrud B. Farrin, NOTICE OF SALE PURSUANT TO CHAPTER 45 deceased, Patricia Ann Glidden, Sheila IN THE CIRCUIT COURT OF THE Gorman, Richard Farrin, are defen-SIXTH JUDICIAL CIRCUIT IN AND dants, the Pasco County Clerk of the FOR PASCO COUNTY, Circuit Court will sell to the highest FLORIDAand best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the CIVIL ACTION CASE NO.: 51-2021-CA-002517 WS April 3, 2023 the following described BANK OF AMERICA, N.A.,

property as set forth in said Final Judgment of Foreclosure: LOT 601, BEAR CREEK SUBDI-VISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23. PAGE 135. OF THE PUBLIC RECORDS OF PASCO COUNTY,

FLORIDA. A/K/A 11320 BROWN BEAR LANE PORT RICHEY FL 34668 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the

Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Public Information Dept., Pasco

County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352,521,4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

transportation services.

Dated this 06 day of March, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 21-006437 23-00368P

March 17, 24, 2023

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2018-CA-000451 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST,

Plaintiff, v. MILDRED CAVILLE, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 1, 2023, issued in and for Pasco, Florida, in Case No. 2018-CA-000451 wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and MILDRED CAVILLE and POINT WEST CONDOMINIUM AS-SOCIATION are the Defendants.

The Clerk of the Court, PASCO CLERK OF COURT-EAST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 5, 2023, at electronic sale beginning at 11:00 am, at www.pasco.realforeclose.com the following described real property

NOTICE OF ACTION

FORECLOSURE PROCEEDINGS-

PROPERTY

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA CIVIL ACTION

Case #: 2022CA002657CAAXES

DIVISION: J4

Unknown Heirs, Devisees, Grantees,

Through, Under, Against The Named

Defendant (s); Sung Hee-Han-Hong a/k/a Sung Hee Han Hong a/k/a

Sung Hee Hong a/k/a Sung He Hong

f/k/a Sung Hong; Ah Lyum Han a/k/a Autumn Han; Sang Beom Han

a/k/a James Han; Sang Hoon Han

a/k/a Sang H. Han a/k/a Sang Han;

Unknown Spouse of Sung Hee Han-

a/k/a Sung Hee Hong a/k/a Sung He Hong f/k/a Sung Hong; Unknown

Autumn Han; Unknown Spouse of

Sang Beom Han a/k/a James Han;

Han a/k/a Sang H. Han a/k/a Sang

Han; State of Florida Department

of Revenue; Seven Oaks Property

Parties in Possession #1, if living,

by, through, under and against

the above named Defendant(s);

Unknown Parties in Possession

#2, if living, and all Unknown

and all Unknown Parties claiming

Owners Association, Inc.: Unknown

Unknonw Spouse of Sang Hoon

Hong a/k/a Sung Hee Han Hong

Spouse of Ah Lyum Han a/k/a

U.S. Bank National Association,

as Trustee for Structured Asset

Assignees, Creditors, Lienors,

and Trustees of Chul S. Han a/k/a

Chul Soo Han, Deceased, and All

Other Persons Claiming by and

Plaintiff, -vs.

Securities Corporation Mortgage Loan Trust 2007-WF1

as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

CONDOMINIUM UNIT NO. A-1, BUILDING 167, POINT WEST CONDOMINIUM, TO-GETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDO-MINIUM OF POINTE WEST CONDOMINIUM, AS RE-CORDED IN OFFICIAL RE-CORDS BOOK 700, PAGE 319, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA, AND ALL SUBSEQUENT AMENDMENTS THERETO, (FORMERLY DESCRIBED AS UNIT 167, OF BUILDING A, PARADISE POINTE WEST GROUP NO. 1)

Property Address: 11348 Cherry Way Lane, New Port Richey, FL

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 13 day of March, 2023.

Respectfully submitted, HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Carly S. Turtz Carly S. Turtz, Esq. Florida Bar No.: 1018464 E-Mail: Carly@HowardLaw.com

March 17, 24, 2023

SECOND INSERTION

Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Heirs, Devisees, Grant-

ees, Assignees, Creditors, Lienors, and Trustees of Chul S. Han a/k/a Chul Soo Han, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s);: LAST KNOWN ADDRESS: UN-KNOWN, Ah Lyum Han a/k/a Autumn Han: LAST KNOWN ADDRESS: 3411 Southwest 92nd Street, Gainesville, FL 32608 and Unknown Spouse of Ah Lyum Han a/k/a Autumn Han: LAST KNOWN ADDRESS: 3411 Southwest 92nd Street, Gainesville, FL 32608

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, credi-tors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s): and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 26, BLOCK 51, SEVEN OAKS PARCEL S-4A/S-4B/S-5B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 100 THROUGH 114,

COUNTY, FLORIDA. Hickory Hammock Loop, Wesley Chapel, FL 33544-7305.

and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP. Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 4-17-23 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation 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 711.

WITNESS my hand and seal of this Court on the 9th day of March, 2023. Dated this day of AUG 03 2022.

Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Patty Hoogewind Deputy Clerk

Suite 360. Boca Raton, FL 33431 22-326912 FC01 WNI March 17, 24, 2023

PUBLIC RECORDS OF PASCO more commonly known as 3533

This action has been filed against you

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway,

23-00360P

SECOND INSERTION

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

LOT 37, BLOCK 15, OAK-STEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 41. PAGE 99, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING 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 services.

Dated this 8th day of March 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq Florida Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-01334

March 17, 24, 2023 23-00358P

SECOND INSERTION

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

NOTICE OF FORECLOSURE SALE

IIN THE CIRCUIT COURT OF

THE 6TH JUDICIAL CIRCUIT,

IN AND FOR PASCO COUNTY.

FLORIDA

CIVIL DIVISION:

CASE NO.: 2022CA002235CAAXES PINGORA LOAN SERVICING, LLC,

ISAAC NEWTON: CRISTAN E.

SUBJECT PROPERTY,

NEWTON; UNKNOWN SPOUSE

OF ISAAC NEWTON; UNKNOWN

TENANT IN POSSESSION OF THE

NOTICE IS HEREBY GIVEN pur-

suant to Uniform Final Judgment of

Foreclosure dated the 3rd day of March

2023, and entered in Case No. 2022CA-

002235CAAXES, of the Circuit Court

of the 6TH Judicial Circuit in and for

PASCO County, Florida, wherein PINGORA LOAN SERVICING, LLC is

the Plaintiff and ISAAC NEWTON

CRISTAN E. NEWTON UNKNOWN

SPOUSE OF ISAAC NEWTON; and

UNKNOWN TENANT IN POSSES-

SION OF THE SUBJECT PROPERTY

are defendants. NIKKI ALVAREZ-

SOWLES, ESQ as the Clerk of the Cir-

cuit Court shall sell to the highest and

best bidder for cash, on the 4th day of

April 2023, at 11:00 AM on PASCO

County's Public Auction website: www.

pasco.realforeclose.com, pursuant to

Plaintiff, vs.

Defendants.

CASE NO.: 51-2021-CA-001752-CAAX-WS NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERRY L. TADLOCK; BEACON WOODS EAST HOMEOWNERS' ASSOCIATION, INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; MEB LOAN TRUST II; UNKNOWN BENEFICIARIES AS TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995; UNKNOWN SPOUSE OF GERRY L. TADLOCK; UNKNOWN SUCCESSOR TRUSTEE OF THE GERRY L TADLOCK TRUST DATED 10/31/1995; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 27th day of February 2023, and entered in Case No. 51-2021-CA-001752-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERRY L. TADLOCK BEACON WOODS EAST HOME-OWNERS' ASSOCIATION, INC. BEA-CON WOODS EAST MASTER ASSO-CIATION, INC. MEB LOAN TRUST II TERRI BISCHOFF DIXIE EVANS DAVID MICHAEL LEWELLYN HEATHER PIERMATTEI F/K/A HEATHER DUGGER VELDA ROB-ERTS UNKNOWN BENEFICIARIES AS TRUSTEE OF THE GERRY L TAD-LOCK TRUST DATED 10/31/1995 UNKNOWN SPOUSE OF GERRY L. TADLOCK UNKNOWN SUCCESSOR TRUSTEE OF THE GERRY L TAD-LOCK TRUST DATED 10/31/1995 LAURIE WILLIAMS F/K/A LAURIE LEWELLYN: and RODERICK WISE 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 3rd day of April 2023, at 11:00 AM on PASCO County's Public Auction website: www. pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to

LOT 471, RAVENWOOD VIL-LAGE, UNIT 2-B, AS PER PLAT THEREOF AS RECORD-ED IN PLAT BOOK 21 PAGES 139-144, 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 services.

Dated this 9th day of March 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone:(954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 21-00276

March 17, 24, 2023 23-00362P

SECOND INSERTION

RE NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2022-CA-002076 VERTICAL CAPITAL INCOME

FUND, Plaintiff(s), v. FERNANDO CORONA; UN-KNOWN SPOUSE OF FERNANDO CORONA; ROSE LAND AND FINANCE CORP., A MICHIGAN CORPORATION; ROSE ACCEP-TANCE, INC., A MICHIGAN CORPORATION; UNKNOWN TEN-ANT #1; AND UNKNOWN TENANT #2. et., al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure In Rem entered on the 2nd day of February 2023, in Case No.: 2022-CA-002076, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein VERTICAL CAPITAL INCOME FUND, is the Plaintiff and FERNAN-DO CORONA; UNKNOWN SPOUSE OF FERNANDO CORONA; ROSE LAND AND FINANCE CORP., A MICHIGAN CORPORATION; ROSE ACCEPTANCE, INC., A MICHIGAN CORPORATION; UNKNOWN TEN-ANT #1: AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose. com, the Clerk's website for on-line auctions at, 11:00 AM on the 3rd day of April 2023, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE SOUTH-EAST CORNER OF THE SOUTHWEST 1/4 OF SECTION

34, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE ALONG SOUTH BOUND-ARY OF SAID SOUTHWEST 1/4, RUN NORTH 89°52'00" WEST, 166.05 FEET, THENCE RUN NORTH 00°00'14" EAST, 1101.65 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 00°00'14" EAST, 231.35 FEET, THENCE RUN SOUTH 89°52'00" EAST, 166.00 FEET, THENCE RUN SOUTH 222.92 FEET THENCE RUN SOUTH 87°13'28" WEST, 166.20 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH AN EASE-

MENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DE-

SCRIBED PARCEL: COMMENCE AT THE SOUTH-EAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34, THENCE RUN NORTH 89°52'00" WEST, 151.05 FEET, THENCE RUN NORTH 00°00'14" EAST, 20.00 FEET, FOR A POINT BEGINNING; THENCE RUN NORTH 00°00'14" EAST, 1004.04 FEET, THENCE RUN NORTH 89°59'46" WEST, 5.65 FEET, THENCE RUN NORTH 03°59'30" WEST, 52.20 FEET; THENCE RUN NORTH 83°51'53" EAST, 9.30 FEET, THENCE RUN NORTH 00°00'02" EAST, 25.30 FEET, THENCE RUN SOUTH 87°13'28" WEST, 30.00 FEET, THENCE RUN SOUTH 00°00'14" WEST, 1080.89 FEET, THENCE RUN SOUTH 89°52'00" EAST, 30.00 FEET, TO THE POINT OF BEGIN-

Property Address: 19200 AD-IRONDACK TERRACE, DADE CITY, FL 33523

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation Dated this 6th day of March 2023

By: /s/ David Dilts David Dilts, Esq. Bar Number: 68615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

service@delucalawgroup.com 20-04437-1

March 17, 24, 2023 23-00367P