

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Request for Qualifications
for Professional Architectural and Engineering Services
for an Amenity Site for the Ballantrae Community Development District

The Ballantrae Community Development District (the "District"), located in Pasco County, Florida is soliciting qualifications to provide professional architectural and engineering services for an amenity site. Services will include providing services related to design, coordination, project management, and oversight of the construction of the amenity site.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement of its qualifications ("Qualification Statement"). The Qualification Statement at a minimum should include a statement of interest, the resume of the lead architect and engineer proposed to be assigned to the District, a list of at least 3 references, and information related to all items listed in the Evaluation Criteria, which is available from the District Manager.

The District will review all Applicants pursuant to the Evaluation Criteria and will comply with the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes. All Applicants interested must submit 1 electronic copy of their Qualification Statement by 10:00 a.m. on Wednesday May 22, 2023 to the attention of Patricia Thibault, District Manager, via email to Patricia@breezehome.com.

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

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

April 21, 2023 23-00610P

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, May 4, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta Property Services, 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: April 21, 2023 23-00609P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY
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 May 2, 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, DPGF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
April 21, 2023 23-00602P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on May 3, 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, DPGF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
April 21, 2023 23-00601P

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 WiltshiresMerch, located at 14139 shiloh court, in the City of hudson, County of Pasco, State of FL, 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of April, 2023.
Ian Gregory Wiltshire
14139 shiloh court
hudson, FL 34667
April 21, 2023 23-00615P

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 Lumiro Co located at 4141 Sinclair Place, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 18th day of April, 2023.
REBUILT REMASTERED LLC
April 21, 2023 23-00625P

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 Omnis Realty, located at 17126 Spring Valley Rd, OFC, in the City of Dade City, County of Pasco, State of FL, 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 13 of April, 2023.
ERASMO A PEREZ LLC
17126 Spring Valley Rd, OFC
Dade City, FL 33523
April 21, 2023 23-00585P

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 Foundation Nutrition located at 16541 Pointe Village Dr. STE 207, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 17th day of April, 2023.
BB Wellness, P.A.
April 21, 2023 23-00622P

FIRST INSERTION

NOTICE OF SALE
BY PORT RICHEY POLICE DEPARTMENT

To be sold at public auction, Saturday, May 13th, 2023 at 9:00 a.m. on the premises of Tampa Machinery Auction, Inc. (Licensed AB135/AUG871), located on U.S. Highway 301 five miles north of I-4. Vehicles and equipment are available for inspection at the above location on Friday before the sale. Interested parties may obtain information and bid conditions by contacting Tampa Machinery Auction, Inc. at (813) 986-2485 or visiting (www.tmauction.com). The sale is open to the public; however you must be sixteen or older with a proper I.D. to attend. All items are sold AS-IS, with no warranty of any kind. The Police Department reserves the right to reject any and all bids and to accept only bids that in its best judgment are in the best interest of the Police Department.

Port Richey Police Department prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact: Ryan Runge, Police Service Technician, Port Richey Police Department, Phone: 727-835-0974, Email: r.runge@cityofportrichey.com.
April 21, 28, 2023 23-00629P

FIRST INSERTION

Notice Is Hereby Given that MC MEDICAL OF GA LLC, 12582 US Highway 19, Hudson, FL 34667, desiring to engage in business under the fictitious name of Walmart Health #5266, 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.
April 21, 2023 23-00630P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AIRE SERV OF NORTH TAMPA located at 1845 COLLIER PARKWAY in the City of LUTZ, Pasco County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of April, 2023.
SISTEM TECH SERVICES LLC
April 21, 2023 23-00632P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 869233 from Len-Angeline, LLC, 2502 N. Rocky Point Dr, Tampa, FL 33607. Application received: 4/19/2023. Proposed activity: Roadway. Project name: Angeline 6 Collector Road A - Segment 2. Project size: 40.81 acres Location: Section(s) 32, 33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
April 21, 2023 23-00636P

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

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 Connect Up Local, located at 5551 Grey Street, in the City of New Port Richey, County of Pasco, State of FL, 34652, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 17 of April, 2023.
JACKLYN WHEELER LLC
5551 Grey Street
New Port Richey, FL 34652
April 21, 2023 23-00616P

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 Wizest Wizard Writing and Revisions located at 26646 Players Cir Apt. 2, in the County of Pasco, in the City of Lutz, Florida 33559 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 18th day of April, 2023.
Alessandro Luciano Principato
April 21, 2023 23-00626P

FIRST INSERTION

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

File No.: 22-CP-001743-WS
IN RE: ESTATE OF
CLIFFORD VOGEL,
Deceased.

The administration of the Estate of Clifford Vogel, deceased, whose date of death was July 8, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 21, 2023.
Personal Representative:
Ernestine Chisler
6253 High Street
New Port Richey, Florida 34653
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
April 21, 28, 2023 23-00591P

FIRST INSERTION

NOTICE TO CREDITORS
RE: BERTHA ROMAINE CROHN,
Deceased

TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled BERTHA CROHN LIVING TRUST dated FEBRUARY 01, 2023.

The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is April 21, 2023.

/s/ Michael C. Crohn
MICHAEL C. CROHN, or
AMANDA ASCENCIO Trustees

9531 Silverbend Dr.,
Dade City, FL 33525
813-610-7104
April 21, 28, 2023 23-00595P

Save
Time

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

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HILLSBOROUGH • PASCO
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FLORIDA'S MEDIUM FOR THE C-SUITE

Business
Observer

NOTICE OF PUBLIC SALE

National Auto Service Center Pasco, Inc. gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 05/11/2023 at 8:30 AM at 8833 State Road 52, Hudson, FL 34667. Parties Claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. These vehicle may be sold to satisfy the lien. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2012 INFI VIN#
JN8AZ2NE9C9017085
April 21, 2023 23-00604P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA PROBATE DIVISION
File No. 2023 CP 000300 CPAXES
Division Probate
IN RE: ESTATE OF
PETER J. BARNICLE, III
Deceased.

The administration of the estate of Peter J. Barnicle, III, deceased, whose date of death was December 23, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 21, 2023.

Personal Representative:
/s/ Kevin D. Desmond
Kevin D. Desmond
c/o Ledbetter Law Group
229 Pensacola Rd.
Venice, FL 34285

Attorney for Personal Representative:
/s/ Steven W. Ledbetter
Ledbetter Law Group
Steven W. Ledbetter, Esq.
Florida Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie Cowan, Esq.
Florida Bar No. 57893
Email: callie@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Telephone: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
April 21, 28, 2023 23-00593P

FIRST INSERTION

NOTICE TO CREDITORS
RE: BERTHA ROMAINE CROHN,
Deceased

TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled BERTHA CROHN LIVING TRUST dated FEBRUARY 01, 2023.

The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is April 21, 2023.

/s/ Michael C. Crohn
MICHAEL C. CROHN, or
AMANDA ASCENCIO Trustees

9531 Silverbend Dr.,
Dade City, FL 33525
813-610-7104
April 21, 28, 2023 23-00595P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-458
IN RE: ESTATE OF
DOUGLAS C. TRUDELL
Deceased.

The administration of the estate of DOUGLAS C. TRUDELL, 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 P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 21, 2023.

Personal Representative:

/s/ Jeremy Trudell

Jeremy Trudell

(Mar 15, 2023 08:32 CDT)

JEREMY TRUDELL

6230 South Park Rd.

Wisconsin Rapids, Wisconsin 54494

Attorney for Personal Representative:

/s/ CHRISTINA KANE

CHRISTINA KANE, Attorney

Florida Bar Number: 97970

LYONS LAW GROUP PA

8362 Forest Oaks Blvd.

Spring Hill, FL 34606

Telephone: (352) 515-0101

Fax: (352) 616-0055

E-Mail: ckane@lyonslawgroup.com

Secondary E-Mail:

peytonlav2@gmail.com

cyndi@lyonslawgroup.com

April 21, 28, 2023 23-00597P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0374-WS
IN RE: ESTATE OF
JUDY C. CLEMENTS also known as
JUDY CARTER CLEMENTS
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JUDY C. CLEMENTS also known as JUDY CARTER CLEMENTS, deceased, File Number 51-2023-CP-0374-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was December 28, 2022; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
LEONARD RAY CLEMENTS	5208 Chet Dr. New Port Richey, FL 34652

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is April 21, 2023.

Person Giving Notice:

LEONARD RAY CLEMENTS

5208 Chet Dr.

New Port Richey, Florida 34652

Attorney for Person Giving Notice

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:

peytonlav2@gmail.com

April 21, 28, 2023 23-00588P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 2023-CP-326
IN RE: ESTATE OF
SANDRA KAY MEYERS
aka SANDY KAY MEYERS,
Deceased.

The administration of the estate of SANDRA KAY MEYERS, also known as SANDY KAY MEYERS, deceased, whose date of death was September 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: April 21, 2023

JILL PARKINSON

Personal Representative

163 Autumn Drive

Chapworth, GA 30705

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:

hballinger@hnh-law.com

April 21, 28, 2023 23-00594P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000345CPAXES
IN RE: ESTATE OF
BARTHOLMEW ARCOLEO, SR.
Deceased

The Administration of the estate of BARTHOLMEW ARCOLEO, SR., Deceased, whose date of death was February 4, 2023 is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 the 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 the Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 21, 2023.

Personal Representative

/s/ Joseph J. Arcoleo

Joseph J. Arcoleo

6741 Anton Rise

Victor, New York 14564

Attorney for Personal Representative

/s/ Patricia L. Ferrari

Patricia L. Ferrari, Esq.

Fla. Bar No. 350427

Attorney for Personal Representative

Ferrari.attorney@gmail.com

P.O. Box 7037

North Port, Florida 34290

April 21, 28, 2023 23-00598P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000550
Division PROBATE
IN RE: ESTATE OF
KEVIN WILLIAM GREEN
Deceased.

The administration of the estate of KEVIN WILLIAM GREEN, deceased, whose date of death was March 10, 2023, 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 New Port Richey, 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 21, 2023.

Personal Representative:

SARA M. GREEN

PO Box 7160

Mammoth Lakes CA 93546

Attorney for Personal Representative:

THOMAS O. MICHAELS, ESQ.

tomlaw@tampabay.rr.com

Florida Bar No. 270830

Thomas O. Michaels, P.A.

1370 Pinehurst Rd.

Dunedin, FL 34698

Telephone: 727-733-8030

April 21, 28, 2023 23-00637P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER:
2023C000379CPAXES
IN RE: THE ESTATE OF
THOMAS PATRICK MORAN,
Deceased.

The estate of THOMAS PATRICK MORAN, deceased, File Number 2023CP-000379CPAXES, 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 name and address of the attorney for the estate and the Personal Representative are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is April 21, 2023.

Personal Representatives:

STEPHEN MORAN

Attorney for the Estate:

DAVID A. SILVERSTONE, P.A.

Attorney for Personal Representative

800 SE Third Ave. #300

Fort Lauderdale, FL 333167

(954) 367-0770

david@dsilverstone.com

By: /s/ David A. Silverstone

David A. Silverstone

Fla. Bar No. 862096

April 21, 28, 2023 23-00613P

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO. 2023-CA-000531-WS

MATTHEW DRAKE,

Plaintiff, V

WILLIAM DRAPER; ALL OTHERS

CLAIMING BY, THROUGH AND

UNDER WILLIAM DRAPER;

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER FLORA

C. DRAPER, DECEASED;

Defendants.

TO: WILLIAM DRAPER;

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER WILLIAM

DRAPER

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER FLORA C.

DRAPER

YOU ARE NOTIFIED of the institu-

tion of this action by Plaintiff against

you seeking to foreclose a mortgage on

the following real property in PASCO

County, Florida:

Lot 3, ADELL GARDENS,

BLOCK 6 REPLAT, according

to the map or plat thereof, as

recorded in Plat Book 6, at Page

14, of the Public Records of Pasco

County, Florida.

Property Identification: 31-26-

16-0110-00600-0030

Commonly Known As: 1527

Carillon Street, Holiday, Florida

34690

and you are required to serve a copy of

your written defenses if any, to Chad T.

Orsatti, Esq., Orsatti & Associates, P.A.,

Plaintiff's attorney, whose address is

2925 Alternate 19 North, Suite B, Palm

Harbor, Florida 34683, on or before

30 days from the first date of publica-

tion 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 de-

manded in the Complaint.

Dated this 12th day of April, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF THE CIRCUIT COURT

Pasco County, Florida

(SEAL) /s/ Brooklyn Horner

Deputy Clerk of Court

Chad T. Orsatti, Esq.,

Orsatti & Associates, P.A.,

Plaintiff's attorney

2925 Alternate 19 North, Suite B

Palm Harbor, Florida 34683

Apr. 21, 28; May 5, 12, 2023

23-00583P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2023-CA-000531-WS
MATTHEW DRAKE,

Plaintiff, V

WILLIAM DRAPER; ALL OTHERS

CLAIMING BY, THROUGH AND

UNDER WILLIAM DRAPER;

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER FLORA

C. DRAPER, DECEASED;

Defendants.

TO: WILLIAM DRAPER;

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER WILLIAM

DRAPER

ALL OTHERS CLAIMING BY,

THROUGH AND UNDER FLORA C.

DRAPER

YOU ARE NOTIFIED of the institu-

tion of this action by Plaintiff against

you seeking to foreclose a mortgage on

the following real property in PASCO

County, Florida:

Lot 3, ADELL GARDENS,

BLOCK 6 REPLAT, according

to the map or plat thereof, as

recorded in Plat Book 6, at Page

14, of the Public Records of Pasco

County, Florida.

Property Identification: 31-26-

16-0110-00600-0030

Commonly Known As: 1527

Carillon Street, Holiday, Florida

34690

and you are required to serve a copy of

your written defenses if any, to Chad T.

Orsatti, Esq., Orsatti & Associates, P.A.,

Plaintiff's attorney, whose address is

2925 Alternate 19 North, Suite B, Palm

Harbor, Florida 34683, on or before

30 days from the first date of publica-

tion 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 de-

manded in the Complaint.

Dated this 12th day of April, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF THE CIRCUIT COURT

/s/ Brooklyn Horner

Deputy Clerk of Court

Chad T. Orsatti, Esq.,

Orsatti &amp

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000164 IN RE: ESTATE OF BARBARA J. MOLLE Deceased.

The administration of the estate of Barbara J. Molle, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654.

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

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

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

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

The date of first publication of this notice is April 21, 2023. Attorney/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 April 21, 28, 2023 23-00614P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000457CPASES IN RE: ESTATE OF RENAK MARTINS DE LIMA a/k/a RENACK M. DELIMA, Deceased.

The administration of the estate of RENAK MARTINS DE LIMA a/k/a RENACK M. DELIMA, deceased, whose date of death was December 27, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 21, 2023. EDILMA DESOUSA Personal Representative 4515 Winding River Way Land O' Lakes, FL 34639 Robert D. Hines Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L.L.C. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com April 21, 28, 2023 23-00621P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 51-2022-CA-001330 ES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. VICTORIA SHIPMAN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered April 6, 2023 in Civil Case No. 51-2022-CA-001330 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and VICTORIA SHIPMAN, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of May, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

Public Records of Pasco County, Florida.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7156435 22-00329-2 April 21, 28, 2023 23-00589P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA000668WS MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ROBERT C. HINDE, 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 Robert C. Hinde, Deceased

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

LOT 293, BROWN ACRES, UNIT 7-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 55, 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 5-22-23, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 APR 14, 2023. As Clerk of the Court (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-525B PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray April 21, 28, 2023 23-00600P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 51-2022-CA-000183 ES WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2, Plaintiff, vs. CINDY M. BUCHANAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 06, 2022, and entered in 51-2022-CA-000183 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2 is the Plaintiff and CINDY M. BUCHANAN; BENEFICIAL FLORIDA, INC.; CAPITAL ONE BANK (USA), N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 24, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 3, CITRUS TRACE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 27-28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5636 WOODBINE DR, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

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

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

Dated this 12 day of April, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-042462 - NaC April 21, 28, 2023 23-00587P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2018CA003322CAAXES PHH Mortgage Corporation, Plaintiff, vs. Melvin Barrios a/k/a Melvin S. Barrios, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 10th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

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

Any person claiming an interest in the

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

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

Dated this 18th day of April, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDoe@brockandscott.com /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F02701 April 21, 28, 2023 23-00624P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA003119CAAXWS THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, Plaintiff, vs. CANDY MACALUSO; , et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 4, 2023, and entered in Case No. 2019CA003119CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, is Plaintiff and UNKNOWN HEIRS OF WILLIAM GEORGE; UNITED STATES OF AMERICA, US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURTS, PASCO COUNTY, FLORIDA; ARROW FINANCIAL SERVICES A/K/A ARROW FINANCIAL SERVICES, INC.; WILLIAM GEORGE, JR; CANDY MACALUSO; BRENDA GEORGE; BEVERLY BROWNING; HERNANDO HMA, LLC D/B/A BAYFRONT HEALTH SPRING HILL, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 9TH day of MAY 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 957, JASMINE LAKES, UNIT 6-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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. "Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 11th day of April, 2023.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 Email: TVanness@vanlawfl.com PHH4721-17/sap April 21, 28, 2023 23-00611P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022CA001281CAAXES CALIBER HOME LOANS, INC., Plaintiff, vs. KELVIN WILKES; UNKNOWN SPOUSE OF KELVIN WILKES; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated October 31, 2022 and an Order Rescheduling Foreclosure Sale dated April 6, 2023, entered in Civil Case No.: 2022CA001281CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC., Plaintiff, and KELVIN WILKES; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC., are Defendants. NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 5th day of June, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 33, BLOCK 43, SEVEN OAKS PARCELS S-6B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 107-115, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

DA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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. Dated: April 12, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49840 April 21, 28, 2023 23-00586P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 51-2022-CA-000608 ES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. GARETH ROBERT SHERIDAN, A MINOR, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 19, 2022 in Civil Case No. 51-2022-CA-000608 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and GARETH ROBERT SHERIDAN, A MINOR, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of May, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

TRACT 72, LESS AND EXCEPT THE EAST 25.00 FEET THEREOF AND LESS AND EXCEPT THE WEST 25.00 FEET OF THE EAST 50.00 FEET OF THE NORTH 50.00 FEET THEREOF, IN ZEPHYRHILLS COLONY COMPANY LANDS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY,

FLORIDA. TOGETHER WITH THE RIGHT OF USE FOR INGRESS-EGRESS AND UTILITIES OVER THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3418, PAGE 571 THROUGH 573, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

/s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7062605 21-00408-2 April 21, 28, 2023 23-00590P

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

FIRST INSERTION

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

CASE NO. 2023CA000517CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LLOYD CAMPBELL, DECEASED, et al.

Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LLOYD CAMPBELL, 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.

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

LOT 7, OAK HOLLOW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 137 THROUGH 139, 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 5-22-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this day of APR 17, 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 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

22-075915

April 21, 28, 2023 23-00606P

FIRST INSERTION

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

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

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 51-2019-CA-002716 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV; UNKNOWN SPOUSE OF WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV N/K/A ERIKA BILLINGS; CAPITAL ONE BANK (USA), N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 22, 2023, the following described property as set forth in said Final Judgment, to wit:

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

Any person claiming an interest in the

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

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

Dated this 18 day of April, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem_Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-360943 - NaC

April 21, 28, 2023 23-00633P

FIRST INSERTION

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

CASE NO. 2021CA002177CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN B. PALLANTE, DECEASED, et al.

Defendant(s), TO: SAMANTHA PALLANTE, 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 3, BLOCK B, GULF SIDE ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 118 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 5-22-23 / (30 days from Date of First Publica-

tion 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 day of APR 17, 2023.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

20-079654

April 21, 28, 2023 23-00607P

FIRST INSERTION

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

CASE NO. 2018CA002467CAAXWS CIT BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSE SAMBUOCO A/K/A ROSA V. SAMBUOCO, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2023, and entered in 2018CA002467CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB4 is the Plaintiff and MARIE RIZZI; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSE SAMBUOCO A/K/A ROSE V. SAMBUOCO, DECEASED; JOHN SAMBUOCO; ANNETTE SAMBUOCO; ANTHONY RIZZI; ANTHONY J. SAMBUOCO; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 279, ORCHID LAKE VILLAGE, UNIT THREE, AS RECORDED IN PLAT BOOK 20,

PAGES 68 THRU 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7118 VISTA WAY, PORT RICHEY, FL 34668

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

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

Dated this 17 day of April, 2023. By: \S\Danielle Salem_Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 18-178958 - NaC

April 21, 28, 2023 23-00631P

FIRST INSERTION

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

CASE NO. 2018CA001805CAAXES WELLS FARGO BANK, N.A., Plaintiff, vs. PATRYK JERZY SZWEDOWSKI, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 03, 2021, and entered in 2018CA001805CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A. is the Plaintiff and PATRYK JERZY SZWEDOWSKI; TERRA BELLA HOMEOWNERS ASSOCIATION OF PASCO, INC.; UNKNOWN TENANT 1 N/K/A TATIANA ZAKHAROVA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 23, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 159, ENCLAVE AT TERRA BELLA PHASES 2, 3 AND 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 19, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 2666 CALVANO DR, LAND O LAKES, FL 34639

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

dance with Florida Statutes, Section 45.031.

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

Dated this 18 day of April, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem_Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-094764 - EuE

April 21, 28, 2023 23-00635P

FIRST INSERTION

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

CASE NO. 2019CA002908CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 01, 2021, and entered in 2019CA002908CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and WALESKA SANTIAGO A/K/A WALESKA GONZALEZ MONTIJO; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED; BEACON WOODS CIVIC ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 23, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1594 BEACON WOODS, VILLAGE 11-B PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 129

THROUGH 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12107 MEADOWBROOK LN, HUDSON, FL 34667

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

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

Dated this 18 day of April, 2023. By: \S\Danielle Salem_Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 19-363435 - EuE

April 21, 28, 2023 23-00634P

FIRST INSERTION

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

CASE NO.: 2023 CA 000144 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ALEXANDRA ELIZABETH JONES A/K/A ALEXANDRA JONES; et al., Defendant(s).

TO: Alexandra Elizabeth Jones a/k/a Alexandra Jones Last Known Residence: 40709 Melrose Ave Zephyrhills, FL 33540 TO: Unknown Spouse of Alexandra Elizabeth Jones a/k/a Alexandra Jones Last Known Residence: 40709 Melrose Ave Zephyrhills, FL 33540

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: A TRACT OF LAND LOCATED IN A PORTION OF LOTS 5 AND 9, BLOCK 5, TIER 1

AND THAT PORTION OF THE VACATED ALLEY LYING BETWEEN BOTH LOT PORTIONS, RICHLAND, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING FURTHER LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A SURVEY CAP STAMPED LS 6580; THENCE RUN NORTH 90°00'00" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 5 AND 9 FOR A DISTANCE OF 85.73 FEET TO A SURVEY CAP STAMPED LS 6580; THENCE RUN NORTH

03°10'33" WEST FOR A DISTANCE OF 70.50 FEET TO A POINT LOCATED ON THE NORTH BOUNDARY OF SAID LOT 9, SAID POINT BEING A SURVEY CAP STAMPED LS 6580; THENCE RUN NORTH 81°18'20" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 9 FOR A DISTANCE OF 38.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT BEING A SURVEY CAP STAMPED LS 6580; THENCE RUN NORTH 81°33'32" EAST FOR A DISTANCE OF 50.98 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID LOT 5 AND FROM WHICH POINT THE NORTHEAST CORNER OF LOT 5 BEARS NORTH 00°47'10" WEST, A DISTANCE OF 197.10 FEET; SAID POINT BEING A SURVEY CAP STAMPED LS 6580; THENCE RUN SOUTH

00°47'10" EAST ALONG THE EAST BOUNDARY OF SAID LOT 5 FOR A DISTANCE OF 83.71 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 05/22/2023, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V)

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

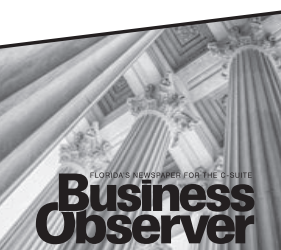
Dated on April 17, 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court (SEAL) By: /s/Y. Amburgey As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1133-3027B Ref# 3844 April 21, 28, 2023 23-00618P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023 CA 000422 FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JOHN W. KING, DECEASED.; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of John W. King, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 70, PLUS THE SOUTH 5 FEET OF LOT 69, PLUS THE NORTH 10 FEET OF LOT 71, BLOCK 52, OF FLOR-A-MAR SECTION 10-G, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 59, 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 MAY 22 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on APR 18, 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1599-475B Ref# 3727 April 21, 28, 2023 23-00620P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA0002144CAAXES PLANET HOME LENDING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE E. FIELD A/K/A LAWRENCE F. FIELD, DECEASED, et al. Defendant(s).

TO: JAMES O. FIELD. Whose Residence Is: 1120 Emerald Drive, Bel Air, MD 21014 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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. TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE E. FIELD A/K/A LAWRENCE F. FIELD, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they are 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: TRACT 148 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF THE SOUTH-

EAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 24, RANGE 18 EAST, PASCO COUNTY, FLORIDA LESS THE EASTERN 25.00 FEET THEREOF FOR ROADWAY PURPOSES. 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 5-22-23/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 14 day of April, 2023. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Patty Hoogewind DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-037124 April 21, 28, 2023 23-00599P

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA000227CAAXWS GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED, et al. Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Gary Ray Kurtz A/K/A Gary Kurtz A/K/A Gary R. Kurtz, Deceased

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 5-22-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2021-CA-002875 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD MICHAEL MADISON, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Gerald Michael Madison 4528 Irene Loop New Port Richey, FL 34652 Unknown Heirs, Beneficiaries and Devisees of the Estate of Gerald Michael Madison 4528 Irene Loop New Port Richey, FL 34652 Alina Madison 460 Navarro Drive Centerton, AR 72719 Gloria-Ann Madison 22 Jackson Drive Carbon Hill, AL 35549 Linda Madison c/o Gloria-Ann Madison 22 Jackson Drive Carbon Hill, AL 35549 Philip Wayne Madison 25 Fleming Place Richmond Hill, GA 31324

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 41, Melodie Hills - Unit Two, according to the plat thereof as recorded in Plat Book 8, Page(s) 140, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of 5-22-23 this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this day of APR 17, 2023. Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida By: /s/ Patty Hoogewind DEPUTY CLERK Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 April 21, 28, 2023 23-00608P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA000279CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPLI TRUST, Plaintiff, vs. ESTATE OF MICHAEL D. STEINHOFF, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MICHAEL D. STEINHOFF, DECEASED; MATTHEW JAMES DANIEL STEINHOFF; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).

TO: MATTHEW JAMES DANIEL STEINHOFF (Current Residence Unknown) (Last Known Address(es)) 7305 COLLIS DRIVE NEW PORT RICHEY, FL 33476 12331 LITTLE RD, APT 101 HUDSON, FL 34667-2685 2849 BRADLEY COURT NEW PORT RICHEY, FL 34655 UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MICHAEL D. STEINHOFF, DECEASED (Last Known Address) 7305 COLLIS DRIVE NEW PORT RICHEY, FL 33476 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 7305 Collis Drive New Port Richey, FL 34653

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property: LOT 53, ORANGE LAND SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 58, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A: 7305 COLLIS DRIVE, NEW PORT RICHEY, FL 34653. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before May 22nd, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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.

WITNESS my hand and the seal of this Court this 12th day of April, 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and/ or Comptroller (SEAL) By /s/ Brooklyn Horner As Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 22-50202 April 21, 28, 2023 23-00584P

FIRST INSERTION

OF, RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE(S) 319 THROUGH 416, AMENDED IN OFFICIAL RECORDS BOOK 756, PAGE 211, AND OFFICIAL RECORDS BOOK 883, PAGE 863, AND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. 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 5-22-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommo-

date 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 day of APR 18, 2023. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. Nikki Alvarez-Sowles, Esq. 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 22-048854 April 21, 28, 2023 23-00623P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2022-CA-003063 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, TONYA S. HOUCK, DECEASED., et al, Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, TONYA S. HOUCK AKA TONYA SUZETTE HOUCK, DECEASED. Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 41, SHADOW LAKES ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 140 THROUGH 142, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 12913 BALSAM AVE HUDSON FL 34669 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. **See the Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (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. WITNESS my hand and the seal of this court on this 12th day of April, 2023. Clerk of the Circuit Court (SEAL) By: /s/ Brooklyn Horner Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 22-010404 April 21, 28, 2023 23-00582P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA0003297CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST PLAINTIFF, VS. KENT F. CARNEY A/K/A KENT FORD CARNEY A/K/A KENT CARNEY AS TRUSTEE OF THE, CAROL T. CARNEY FAMILY TRUST DATED THE 9TH DAY OF OCTOBER, 1997, NOLA C. DZEN A/K/A NOLA DZEN, AS TRUSTEE OF THE CAROL T. CARNEY FAMILY TRUST DATED THE 9TH DAY OF OCTOBER, 1997 ET AL., DEFENDANTS.

TO: NOLA C. DZEN A/K/A NOLA CARNEY DZEN A/K/A NOLA DZEN, AS TRUSTEE OF THE CAROL T. CARNEY FAMILY TRUST DATED THE 9TH DAY OF OCTOBER, 1997 Last Known Address: 3042 ELLINGTON WAY, NEW PORT RICHEY FL 34655 Current Residence: UNKNOWN TO: NOLA C. DZEN A/K/A NOLA CARNEY DZEN A/K/A NOLA DZEN Last Known Address: 756 E 3RD ST APT 1, SOUTH BOSTON MA 02127 Current Residence: UNKNOWN TO: UNKNOWN BENEFICIARIES OF THE CAROL T. CARNEY FAMILY TRUST DATED THE 9TH DAY OF OCTOBER, 1997 Last Known Address: 3042 ELLINGTON WAY, NEW PORT RICHEY FL 34655 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action to foreclose of Mortgage on the following described property: LOT 34, SIENNA WOODS, ACCORDING TO THE MAP OR

PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 85, 86, 87, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 05/22/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER C/O FLA) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court on this 17th April day of 2023 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court (SEAL) By: /s/ Y. Amburgey As Deputy Clerk 22FL922-0054 April 21, 28, 2023 23-00617P



OFFICIAL COURTHOUSE WEBSITES manateclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org collierclerk.com hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net myorangeclerk.com

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. 2023CA000227CAAXWS GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY RAY KURTZ A/K/A GARY KURTZ A/K/A GARY R. KURTZ, DECEASED, et al. Defendant(s).

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386
and select the appropriate County name from the menu option

Email legal@businessobserverfl.com



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.: 2022CP001744PAXWS
IN RE: ESTATE OF VIRGINIA L. DEMOSS, DECEASED.

The administration of the estate of VIRGINIA L. DEMOSS deceased, File No. 2022CP001744PAXWS is pending in the Circuit Court for Pasco County, Probate Division, 7530 Little Rd., New Port Richey, FL 34654. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL CREDITORS ARE NOTIFIED THAT:

All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The date of the first publication of this Notice is Friday, April 21, 2023.

Personal Representative:

Paul F. DeMoss
1110 Parkview Lane
Largo, FL 33770

Attorney for Personal Representative:

Margot Pequignot, Esquire
Margot Pequignot, P.A.

P.O. Box 2497
Largo, FL 33779-2497
(727) 518-7330
marpeq@aol.com

SPN 163102/FBN 0319155

April 21, 28, 2023 23-00596P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000191TDAXXX
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 assessed are as follows:

Certificate #: 1810131
Year of Issuance: 06/01/2019

Description of Property: 08-26-16-0170-00100-0030 PALM HAVEN ADDITION PB 2 PG 11 WEST 20 FT OF LOT 3 & EAST 25 FT OF LOT 4 BLOCK 1 SUBJECT TO EASEMENTS FOR INGRESS & EGRESS & UTILITIES PER OR 1887 PG 1086 OR 1886 PG 1493

Name(s) in which assessed: RICHEY MEDICAL PLAZA

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00478P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-443
IN RE: ESTATE OF KYLE FINLEY WINKFIELD, Deceased.

The administration of the estate of KYLE FINLEY WINKFIELD, deceased, whose date of death was January 2, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 14, 2023.

Signed on this 14 day of March, 2023.

ASHLEY E. ADAMS
Personal Representative
3070 Acacia Bay Avenue
Wesley Chapel, FL 33543

Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, PA
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: 727 848-3404
Email: info@delzercoulter.com
April 14, 21, 2023 23-00567P

SUBSEQUENT INSERTIONS

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000197TDAXXX
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 assessed are as follows:

Certificate #: 1806429
Year of Issuance: 06/01/2019

Description of Property: 21-25-17-0150-26100-0550 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 55 & 56 BLOCK 261 OR 9724 PG 3069 (N)

Name(s) in which assessed:

EXECUTIVE DEVELOPERS OF TAMPA BAY LLC
DONALD KEITH 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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00477P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000184
IN RE: ESTATE OF JANICE OVERBY PENTZ, Deceased.

The administration of the estate of JANICE OVERBY PENTZ, deceased, whose date of death was October 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 14, 2023.

ANISSA P. HARRIS
Personal Representative
8013 Basilica Lane
Winter Garden, Florida 34787

Attorney for Personal Representative: JAMES R. (RUSTY) SPOOR
Florida Bar Number: 27058
SPOOR LAW, P.A.
877 Executive Center Dr. W., Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
April 14, 21, 2023 23-00554P

assessed are as follows:
Certificate #: 1806429
Year of Issuance: 06/01/2019

Description of Property: 21-25-17-0150-26100-0550 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 55 & 56 BLOCK 261 OR 9724 PG 3069 (N)

Name(s) in which assessed:

EXECUTIVE DEVELOPERS OF TAMPA BAY LLC
DONALD KEITH 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 May 11, 2023 at 10:00 am.

March 21, 2023

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00483P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000211TDAXXX
NOTICE IS HEREBY GIVEN, That JESSICA PEARCE HERNANDEZ, 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 #: 1704471
Year of Issuance: 06/01/2018

Description of Property: 34-25-18-0020-00000-0670 COV SUB UNREC PLAT LOT 67 BEG 3272.12 FT N & 505.17 FT E FROM SE COR SAID PT BEING PT OF CV CONCAVE TO W HAVING RAD OF 210 FT TH WITH CHD S 1 DG 11 MIN 30" E 87.50 FT TH S 72 DG 8 MIN 52" E 196.47 FT TH N 13 DG 13 MIN W 82.69 FT TO PC OF CV CONCAVE TO SW HAVING RAD OF 100 FT A CENT ANG OF 90 DG LENGTH OF 157.08 FT TH TO L ALG ARC OF CV 157.08 FT TO PC TH S 76 DG 47 MIN W 50 FT TO POB

Name(s) in which assessed: JAMES E BOATMAN
DOROTHY BOATMAN
DOROTHY R BOATMAN
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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00494P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000196TDAXXX
NOTICE IS HEREBY GIVEN, That TLKK 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 #: 1807006
Year of Issuance: 06/01/2019

Description of Property: 24-24-16-0050-00C00-0043 GULF COAST ACRES ADDITION PB 5 PG 145 POR LT 4 BLK C DESC AS COM AT SW COR OF SAID LOT 4 TH N00DG 12' 02"E 781.98 FT FOR POB TH CONT N00DG 12' 02"E 260.65 FT TH N89DG 46' 01"E 161.02 FT TH S00DG 11' 30"W 260.58 FT TH S89DG 44' 20"W 161.06 FT TO POB EAST 25 FT THEREOF SUBJECT TO INGRESS & EGRESS & DRAINAGE &/OR UTILITY PURPOSES OR 1938 PG 738

Name(s) in which assessed: ESTATE OF PATRICIA I HANCOCK
HUBERT E HANCOCK
DECEASED
ESTATE OF PATRICIA I HANCOCK DECEASED
PATRICIA I HANCOCK

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00483P

highest bidder online at <http://pasco.realtaxdeed.com>, on May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00484P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000199TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1805647
Year of Issuance: 06/01/2019

Description of Property: 09-25-17-0010-00M00-0080 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 8 THRU 11 BLOCK M OR 2063 PG 791 & OR 3910 PG 1282

Name(s) in which assessed: CHRISTIAN JAMES MERCIER
CHRISTIAN J MERCIER
RACHEL L MERCIER
RACHEL LYNN MERCIER
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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00486P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000195TDAXXX
NOTICE IS HEREBY GIVEN, That TLKK 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 #: 1806683
Year of Issuance: 06/01/2019

Description of Property: 35-26-17-0030-00000-0061 HARRIETT ESTATES PB 5 PG 3 PORTION OF LOT 6 DESC AS COM AT SW COR LOT 6 TH EAST 20.00 FT FOR POB TH NLY PARALLEL TO WEST BDY OF LOT 6 60.00 FT TH ELY PARALLEL TO SOUTH BDY OF LOT 6 56.00 FT TH SELY TO A POINT 106.00 FT EAST OF SW COR OF LOT 6 TH WEST 86.00 FT TO POB OR 1765 PG 474 OR 1813 PG 1488

Name(s) in which assessed: WILLIAM A LEGG
MARY E LEGG
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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00482P

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

OFFICIAL COURTHOUSE WEBSITES

- manateeclerk.com
- leeclerk.org
- pinellasclerk.org
- sarasotaclerk.com
- collierclerk.com
- polkcountyclerk.net
- charlotteclerk.com
- hillsclerk.com
- myorangeclerk.com
- pascoclerk.com

SAVE TIME

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

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

Business Observer

SECOND INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane
New Port Richey, FL 34653
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)
(Certified Mail, Return Receipt Required and by Regular Mail)
TO: STEVEN PODLECKI and ANY UNKNOWN TENANT(S)
6627 Accent Lane, Lot #175
New Port Richey, Florida 34653.
CMRR: 7022-1670-0001-4521-1508
When you vacated the premises at 6627 Accent Lane, Lot #175, New Port Richey, FL 34653, the following personal property remained:
1973 GREEN BOAT TRAILER double wide mobile home
VIN 2165244AG,
Title No. 0005973351 and
VIN 2162544BG,
Title No. 0005973352
Miscellaneous furniture and appliances
You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay

the reasonable costs of storage and advertising as all the abovescribed property and take possession of the property which you claim, not later than April 28, 2023 at 11:00a.m., this property will be disposed of pursuant to Florida Statutes §715.109.
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.
DATE: April 11, 2023
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
By: MARY CLARK,
PARK MANAGER
6530 Accent Lane
New Port Richey, FL 34653
(727)-842-3928
23-00581P
April 14, 21, 2023

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION
CASE NO.: 22-CA-002774
SYNERGY RENTS, LLC, a Florida limited liability company, Plaintiff, vs.
YARELI AGUILAR MONTOYA, UNKNOWN TENANT(S), and ALL OTHER UNKNOWN PARTIES, INCLUDING THE UNKNOWN SPOUSE OF ANY TITLE HOLDER IN POSSESSION OF THE PROPERTY, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER THE ABOVE NAMED DEFENDANT CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Pasco County, Florida, dated April 3, 2023, the Clerk will sell the property described below situated in Pasco County, Florida, at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website www.pasco.realforeclose.com at 11:00 a.m. on June 5, 2023, on the following property described below as set forth in the Final Judgment of Foreclosure, to wit:
Lot 64, Block 1, Westwood Estates, according to the plat thereof, recorded in Plat book 44, Page 42, of the public records of Pasco County Florida.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 12th day of April, 2023.
HOLCOMB & LEUNG, PA
3203 W. Cypress St
Tampa, Florida 33607
(813) 258-5835
(813) 258-5124 - Facsimile
By: /s/ Shannon L. Hunter
Shannon L. Hunter
Florida Bar #56051
shannon@holcomblaw.com
April 14, 21, 2023 23-00579P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2022CA002416CAAXWS
NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR.; SHIRLAN RYMER; SHIRLAN RYMER, PERSONAL REPRESENTATIVE; GARY R. RYMER, SR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 29th day of March 2023, and entered in Case No. 2022CA-002416CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE, LLC is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY R. RYMER, JR. SHIRLAN RYMER SHIRLAN RYMER, PERSONAL REPRESENTATIVE GARY R. RYMER, SR.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 9th day of May 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
LOT 2034, HOLIDAY LAKE ESTATES, UNIT TWENTY-ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 28, 29 AND 30, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) 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 5th day of April 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
22-01444
April 14, 21, 2023 23-00549P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2019CA003722CAAXES
FIFTH THIRD MORTGAGE COMPANY Plaintiff, vs.
AVIYON Y. GOODWIN, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2023 in Civil Case No. 2019CA003722CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein FIFTH THIRD MORTGAGE COMPANY is Plaintiff and AVIYON Y. GOODWIN, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10TH day of May, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 15, Block 4, LAKE TALIA PHASE 1, according to the plat thereof as recorded in Plat Book 52, Page 1, Public Records of Pasco County, Florida.
Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
7165377
13-07359-4
April 14, 21, 2023 23-00572P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION
Case No. 51-2022-CA-002955-WS
Division J2
TRINITY PEAK FINANCIAL, LLC Plaintiff, vs.
D&W ESTATES, LLC A/K/A D&W ESTATE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, WILLIAM BADY, INDIVIDUALLY, VICTORIA BADY, INDIVIDUALLY, MOMENTUM SOLAR, LLC, COASTAL GREEN ENERGY SOLUTIONS, LLC, FOUNDATION FINANCE COMPANY, LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 3, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:
LOT 405, GULF HIGHLANDS UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
and commonly known as: 11614 ZIMMERMAN RD, PORT RICHEY, FL 34668; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 9, 2023 at

11:00 A.M
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this April 5, 2023.
By: David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
310850/2219418/CMP
April 14, 21, 2023 23-00547P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 51-2022-CA-000384-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
MARK J. WEIMER; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF SHEILA A. DWYER; UNKNOWN SPOUSE OF MARK J. WEIMER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 29th day of March 2023, and entered in Case No. 51-2022-CA-000384-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARK J. WEIMER FLORIDA HOUSING FINANCE CORPORATION UNKNOWN SPOUSE OF SHEILA A. DWYER UNKNOWN SPOUSE OF MARK J. WEIMER UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 24th day of July 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
LOT 2121, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) 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 10th day of April 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
22-00120
April 14, 21, 2023 23-00562P

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2022-CP-001979-CPAXES
Division PROBATE
IN RE: ESTATE OF DWAYNE R CAVNESS Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of DWAYNE R CAVNESS, deceased, File Number 51-2022-CP-001979-CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523; that the decedent's date of death was March 6, 2022; that the total value of the estate is \$6,127.50 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Catherine L. Mills, Trustee of the Dwayne & Margo Cavness Revocable Living Trust dated September 5, 2000
302 Rucker Rd
Blacksburg, VA 24060
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is April 14, 2023.
Person Giving Notice: /s/ Catherine L. Mills
Catherine L. Mills
302 Rucker Rd
Blacksburg, Virginia 24060
Attorney for Person Giving Notice: /s/ David R. McCallister
David R. McCallister
E-mail Address: davidmccallister@hotmail.com
Florida Bar No. 724637
David R. McCallister,
Attorney at Law
13742 17th St
Dade City, Florida 33525
April 14, 21, 2023 23-00563P

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CA000622CAAXWS
BELTWAY CAPITAL LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs.
ESTATE OF RICHARD BLACK, MATTHEW A. BLACK, UNKNOWN SPOUSE OF MATTHEW A. BLACK, CATHERINE O'CONNOR, UNKNOWN SPOUSE OF CATHERINE O'CONNOR, MARY DEWYEA, UNKNOWN SPOUSE OF MARY DEWYEA, and BEACON WOODS CIVIC ASSOCIATION, INC., Defendants.
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 15, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at www.pasco.realforeclose.com, on the 2nd day of May 2023 at 11:00 a.m. Eastern Time, the following described property:
Lot 881, BEACON WOODS, VILLAGE 9-D, according to the map or plat thereof as recorded

in Plat Book 14, Pages 62-63, Public Records of Pasco County, Florida.
Property Address: 12812 Ironwood Circle, Hudson, FL 34667.
If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.
If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Judicial Circuit Court Administration at 38053 Live Oak Avenue, Dade City, FL 33523 (352) 521-4542 at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
Dated this 11th day of April 2023.
LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
12 S.E. 7th Street, Ste. 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s/ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No. 544906
April 14, 21, 2023 23-00578P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023-CA-000656
BANK OF AMERICA, N.A. a National Banking Association, Plaintiff, vs.
S&L FINANCIAL SERVICE CORP, a foreign corporation, Defendant.
TO: S&L Financial Service Corp. (whose address is unknown)
YOU ARE NOTIFIED that an action to compel the recording of an assignment, a satisfaction, or discharge of mortgage on the following real property in Pasco County, Florida:
Lot 98 of WOOD TRAIL VILLAGE, UNIT TWO-A, according to the map or plat thereof as recorded in Plat Book 23, Page 25 through 28, 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 upon Kenneth A. Tomchin, TAYLOR DAY GRIMM & BOYD, attorney for Plaintiff, whose address is 50 N. Laura Street, Suite 3500, Jacksonville, FL 32202 on or before May 15th, 2023 and file the original with the Clerk of this Court at Pasco County Court House, 7530 Little Road, New Port Richey, FL 34654 either before service on plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against

you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED April 12th, 2023.
Nikki Alvarez-Sowles, Esq.
Clerk of the Court and Comptroller (SEAL) By: /s/ Brooklyn Horner
As Deputy Clerk
KENNETH A. TOMCHIN
TAYLOR DAY GRIMM & BOYD
50 N Laura St., Suite 3500
Jacksonville, FL 32202
katpleadings@taylordaylaw.com
Attorneys for Plaintiff
Apr. 14, 21, 28; May 5, 2023
23-00580P



SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SOUTH
Business Observer
LV09006.V12

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000187TDAXXX

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 assessed are as follows:

Certificate #: 1500787
Year of Issuance: 06/01/2016
Description of Property:
27-24-21-0260-00000-1090
MEREDITH HEIGHTS PB 2 PG
40 LOTS 109 & 110 OR 8915 PG
3682

Name(s) in which assessed:
ALFRED L MARTIN
TINA L MARTIN
ALFRED L MARTIN JR

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00475P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000186TDAXXX

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 assessed are as follows:

Certificate #: 1500709
Year of Issuance: 06/01/2016
Description of Property:
22-24-16-0010-00A00-0040
GULF SIDE ACRES PB 5 PG 118
LOTS 4 & 5 BLOCK A OR 3774
PG 1411

Name(s) in which assessed:
KEITH J MARTIN
DIANA MARTIN

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00472P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-180
IN RE: ESTATE OF
ROSALYN HOGAN,
Deceased.

The administration of the estate of ROSALYN HOGAN, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 8902 Government Drive, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: April 14, 2023.

Signed on this 6th day of FEBRUARY, 2023.

/s/ John Jacobs, Jr.
JOHN JACOBS, JR.
Personal Representative
325 Pantigo Lane
Lexington, SC 29072

/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: kole@specialneedslawyers.com
April 14, 21, 2023 23-00564P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000192TDAXXX

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 assessed are as follows:

Certificate #: 1806743
Year of Issuance: 06/01/2019
Description of Property:
13-24-16-0010-00000-1110
EMERALD BEACH UNIT 1 PB 7
PG 88 LOT 111 OR 8942 PG 1072

Name(s) in which assessed:
L & K FAMILY TRUST
BRADLEY J LANE TRUSTEE
BRADLEY J LANE TRUSTEE OF
L+K FAMILY 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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00479P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000193TDAXXX

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 assessed are as follows:

Certificate #: 1500563
Year of Issuance: 06/01/2016
Description of Property:
22-24-21-0030-01000-0120
LAK GEO PK PB 4 PG 32 LOTS
12, 13, 14 BLK 10 OR 9210 PG
2548

Name(s) in which assessed:
JOSE OTERO
MARITSSA OTERO

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00473P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001914CPAXES
Division A
IN RE: ESTATE OF
ERNEST DUKES, JR.
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ERNEST DUKES, JR., deceased, File Number 2022CP001914CPAXES, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was September 21, 2022; that the total value of the estate is \$13,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
EUGENE T. WAITERS	6600 Gentle Ben Circle Wesley Chapel, FL 33544

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 14, 2023.

Person Giving Notice:
EUGENE T. WAITERS
6600 Gentle Ben Circle
Wesley Chapel, Florida 33544
Attorney for Person Giving Notice
Denise A. Welter, Esquire
Florida Bar Number: 585769
2236 Ashley Oaks Circle, Suite 102
Wesley Chapel, Florida 33544-7346
Telephone: (850) 388-3845
E-Mail: denise@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
April 14, 21, 2023 23-00576P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000198TDAXXX

NOTICE IS HEREBY GIVEN,
That ANDRE INVESTMENTS 4 PROFIT, 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 #: 1805888
Year of Issuance: 06/01/2019
Description of Property:
15-25-17-0070-10000-0150
MOON LAKE ESTATES UNIT 7
PB 4 PGS 96 & 97 LOTS 15 & 16
BLOCK 100 OR 5975 PG 45 (TS)

Name(s) in which assessed:
NORMAN C POSIVIATA
MICHELE JACOBS

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00485P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000193TDAXXX

NOTICE IS HEREBY GIVEN,
That ANDRE INVESTMENTS 4 PROFIT, 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 #: 1811682
Year of Issuance: 06/01/2019
Description of Property:
32-26-16-0010-00D00-0120
DIXIE GROVES ESTS PB 6 PG
27 LOT 12 BLK D OR 4306 PG
735

Name(s) in which assessed:
MARSHA L MCCLURE

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 May 11, 2023 at 10:00 am.

March 21, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 7, 14, 21, 28, 2023 23-00480P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-384
IN RE: ESTATE OF
LILA I. DEBOY,
Aka LILA L. DEBOY
Aka LILA T. DEBOY
Deceased.

The administration of the estate of LILA I. DEBOY, also known as LILA L. DEBOY, also known as LILA T. DEBOY, deceased, whose date of death was February 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 14, 2023.

Signed on this 3rd day of March, 2023.

CHARLES M. LAMPE
Personal Representative
2090 E. Church Street
Bartow, FL 33830
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: 727 848-3404
Email: info@delzercoulter.com
April 14, 21, 2023 23-00565P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE SIXTH JUDICIAL
CIRCUIT
IN AND FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 2023-CP-000266
In the: THE ESTATE OF
RYAN SIMMONS,
Deceased.

The administration of the estate of RYAN SIMMONS, deceased, whose date of death was December 28, 2022, and whose Social Security Number is XXX-XX-1625, File No. 2023-CP-000266, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 April 14, 2023.

Personal Representative:
Verdina G. Simmons
16139 Chief Drive
Hudson, FL 34667
Attorney for Personal Representative:
Larry J. Gonzales, Esquire
Florida Bar No. 615978
Larry J. Gonzales, P.A.
2706 Alt. 19 North #308
Palm Harbor, FL 34683
Telephone: 727-791-8002
Facsimile: (813) 467-8772
April 14, 21, 2023 23-00577P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP0000102
Division A
IN RE: ESTATE OF
KEITH R. WILLIAMSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of KEITH R. WILLIAMSON, deceased, File Number 2023CP0000102, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was November 17, 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:

Name	Address
MIRIAM NARVAEZ-WILLIAMSON	29332 Crossland Drive Wesley Chapel, FL 33543

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 14, 2023.

Person Giving Notice:
MIRIAM NARVAEZ-WILLIAMSON
29332 Crossland Drive
Wesley Chapel, Florida 33543
Attorney for Person Giving Notice
Denise A. Welter, Esquire
Florida Bar Number: 585769
2236 Ashley Oaks Circle, Suite 102
Wesley Chapel, Florida 33544
Telephone: (850) 388-3845
E-Mail: denise@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
April 14, 21, 2023 23-00575P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO: 22-CC-3894
THE VERANDAHS AT PASCO
COMMUNITY ASSOCIATION, INC.
a Florida not-for-profit corporation,
Plaintiff, vs.
VINCENT BAKER, NICHOLLE
D. EDGE and ANY UNKNOWN
OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 144, VERANDAHS, according to the plat thereof, as recorded in Plat Book 56, page 64, of the Public Records of Pasco County, Florida. With the following street address: 12221 Southbridge Terrace, Hudson, Florida, 34669.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on May 2, 2023.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 5th day of April, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
April 14, 21, 2023 23-00548P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000442
In Re: The Estate of
Mary E. Parry,
Deceased.

The administration of the estate of MARY E. PARRY, deceased, whose date of death was DECEMBER 27th, 2022, 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 decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:
Todd A. Parry
11914 Duck Lake Canal Rd.
Dade City, FL 33525
Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
April 14, 21, 2023 23-00569P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-0409-WS
IN RE: ESTATE OF
JOSEPH JAMES VERSTRATEN
A/K/A JOSEPH JAMES
VERSTRATEN A/K/A
JAMES VERSTRATEN A/K/A
JIM J VERSTRATEN
DECEASED.

The administration of the estate of Joseph James Verstraten a/k/a Joseph James Verstraten a/k/a James Verstraten a/k/a Jim J Verstraten, deceased, whose date of death was November 4, 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 34653. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:
Joanna Maniscalco
6333 Baldwin Avenue
New Port Richey, Florida 34653
Attorney for Personal Representative:
s/ Ryan A. Doddridge
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail:
ryan@flprobatetrustlaw.com
Secondary E-Mail:
michelle@flprobatetrustlaw.com
April 14, 21, 2023 23-00550P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-0409-WS
IN RE: ESTATE OF
JOSEPH JAMES VERSTRATEN
A/K/A JOSEPH JAMES
VERSTRATEN A/K/A
JAMES VERSTRATEN A/K/A
JIM J VERSTRATEN
DECEASED.

The administration of the estate of Joseph James Verstraten a/k/a Joseph James Verstraten a/k/a James Verstraten a/k/a Jim J Verstraten, deceased, whose date of death was November 4, 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 34653. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2023.

Personal Representative:
Joanna Maniscalco
6333 Baldwin Avenue
New Port Richey, Florida 34653
Attorney for Personal Representative:
s/ Ryan A. Doddridge
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail:
ryan@flprobatetrustlaw.com
Secondary E-Mail:
michelle@flprobatetrustlaw.com
April 14, 21, 2023 23-00550P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000203TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1807794
 Year of Issuance: 06/01/2019
 Description of Property:
 04-25-16-0070-00000-2480
 LEISURE BEACH UNIT 3 PB 10 PG 48 LOT 248 OR 9194 PG 3382
 Name(s) in which assessed:
 RACHEL R HAZEN
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00489P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000209TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1801320
 Year of Issuance: 06/01/2019
 Description of Property:
 34-25-21-0020-00000-0211
 FORT KING ACRES PB 6 PG 109 N1/2 LOT 21 OR 9665 PG 3709
 Name(s) in which assessed:
 JOSEPH D HAVERLOCK
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00492P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000202TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1803374
 Year of Issuance: 06/01/2019
 Description of Property:
 01-26-19-0050-00200-1110
 THE FAIRWAYS OF QUAIL HOLLOW PHASE 1 PB 35 PGS 50-53 LOT 111 BLK 2
 Name(s) in which assessed:
 VALERIE LEE BRASFIELD
 MARIANNE M HUTCHINSON
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00488P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000206TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1812057
 Year of Issuance: 06/01/2019
 Description of Property:
 25-26-15-006D-00000-9400
 ALOHA GARDENS UNIT 9 PB 11 PGS 34-36 LOT 940 OR 5660 PG 1206 OR 7811 PG 495
 Name(s) in which assessed:
 ESTATE OF TERESA L WILLIAMS
 TERESA L WILLIAMS
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00491P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000220TDAXXX
 NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1805808
 Year of Issuance: 06/01/2019
 Description of Property:
 10-25-17-0050-06600-0210
 BLK 66 MOON LAKE NO 5 MB 4 PGS 84, 85 LOTS 21, 22
 Name(s) in which assessed:
 THOS R SHIVAR
 THOMAS R SHIVER
 SAIDEE LEE SHIVER
 SAIDEE SHIVAR
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00502P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000219TDAXXX
 NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1806003
 Year of Issuance: 06/01/2019
 Description of Property:
 16-25-17-0080-12100-0010
 MOON LAKE ESTATES UNIT 8 PB 4 PGS 98 & 99 LOTS 1 & 2 BLOCK 121 OR 9411 PG 3655
 Name(s) in which assessed:
 LAKE AVE LAND TRUST
 J GARCIA TRUSTEE
 LAKE AVE LAND TRUST UTA AUGUST 18, 2009
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00501P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000187TDAXXX
 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 assessed are as follows:
 Certificate #: 1509053
 Year of Issuance: 06/01/2016
 Description of Property:
 24-25-16-011A-00000-3010
 GOLDEN ACS NO 10 B 9 P 2 W 120 FT OF LOT 301 N OF CASEY DR
 Name(s) in which assessed:
 MERL FAUPEL & ET AL
 JILL RODGERS BRADLEY & ET AL
 GARY L BLACKWELL
 JILL Y ROGERS BRADLEY
 JASON BRIAN ROGERS
 PATRICIA DIANA CHITNUM
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00474P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000204TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1804022
 Year of Issuance: 06/01/2019
 Description of Property:
 08-24-18-0030-00000-1590
 LEISURE HILLS SUB UNREC PLAT TR 159 DESC AS N1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF SEC; LESS EAST 25 FT THEREOF FOR ROAD R/W OR 8819 PG 1013 OR 8862 PG 3343
 Name(s) in which assessed:
 JAMES JETMORE
 CHRIS JETMORE
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00490P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000189TDAXXX
 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 assessed are as follows:
 Certificate #: 1801017
 Year of Issuance: 06/01/2019
 Description of Property:
 35-24-21-0020-00100-0030
 CARVER HEIGHTS PB 4 PG 53 THE NORTH 1/2 OF EAST 2/3 OF LOT 3 BLOCK 1 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER, ACROSS & ALONG THE SOUTH 10 FT THEREOF OR 6779 PG 727
 Name(s) in which assessed:
 ELIZABETH HILL
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00476P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000210TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1812271
 Year of Issuance: 06/01/2019
 Description of Property:
 36-26-15-095A-00001-5130
 HOLIDAY LAKE ESTATES UNIT 16 PB 10 PG 128 LOT 1513 OR 4534 PG 615
 Name(s) in which assessed:
 ESTATE OF EFFIE MARKESINI
 EFFIE MARKESINI
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00493P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000212TDAXXX
 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 assessed are as follows:
 Certificate #: 1603777
 Year of Issuance: 06/01/2017
 Description of Property:
 06-26-16-0070-00100-0110
 BAYOU VW MB 2 PG 53 LOT 11 BLK 1
 Name(s) in which assessed:
 ESTATE OF JACK BARRETT
 JACK BARRETT
 TRULA BARRETT
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00495P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000216TDAXXX
 NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1700938
 Year of Issuance: 06/01/2018
 Description of Property:
 28-24-21-0010-00000-0020
 DEVANE SUBDIVISION PB 6 PG 32 LOT 2 OR 9528 PG 401
 Name(s) in which assessed:
 MICHAEL LEE COX
 KAITLYN LEEANN COX
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00498P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000201TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1811999
 Year of Issuance: 06/01/2019
 Description of Property:
 24-26-15-087E-00002-5160
 BEACON SQUARE UNIT 21B B 11 PG 4 LOT 2516 OR 8986 PG 2906
 Name(s) in which assessed:
 QIU F KE
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00487P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000214TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1808220
 Year of Issuance: 06/01/2019
 Description of Property:
 12-25-16-0090-06400-0040
 GRIFFIN PARK SUBDIVISION PB 2 PGS 78-78A LOTS 4 5 6 7 8 9 & 10 BLOCK 64 OR 7629 PG 897
 Name(s) in which assessed:
 JAMES A KIRK
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00497P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000217TDAXXX
 NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1400869
 Year of Issuance: 06/01/2015
 Description of Property:
 27-24-21-0460-01300-0070
 SUMNR ADD DB 10 PG 197 S 1/2 OF SE 1/4 BLK 13
 Name(s) in which assessed:
 ESTATE OF LEWIS ALLEN
 LEWIS ALLEN
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00499P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000218TDAXXX
 NOTICE IS HEREBY GIVEN, That MARK H FINK, 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 #: 1805834
 Year of Issuance: 06/01/2019
 Description of Property:
 10-25-17-0050-07000-0550
 MOON LAKE NO 5 MB 4 PGS 84 & 85 LOTS 55 56 & 57 BLK 70 OR 1021 PG 997 OR 8559 PG 1616
 Name(s) in which assessed:
 JOHN W CLIFFE
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00500P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000194TDAXXX
 NOTICE IS HEREBY GIVEN, That ANDRE INVESTMENTS 4 PROFIT, 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 #: 1805887
 Year of Issuance: 06/01/2019
 Description of Property:
 15-25-17-0070-10000-0130
 MOON LAKE ESTATES UNIT 7 PG 4 PGS 96 & 97 LOTS 13 & 14 BLOCK 100 OR 9382 PG 3191
 Name(s) in which assessed:
 GARY RONALD MACKKEY
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00481P

THIRD INSERTION
 Notice of Application for Tax Deed 2022XX000213TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1805545
 Year of Issuance: 06/01/2019
 Description of Property:
 07-25-17-0520-00000-0990
 BEAR CREEK ESTATES NO 2 UNREC PLAT TR 99 COM SW COR SEC 8 TH S89DG 28'57"E 1000.00 FT TH N 1868.35 FT TH W 1036.67 FT POB TH S34DG 00'12"E 270.00 FT MOL TO CTR THREAD BEAR CREEK AKA PT A RET TO POB TH N34DG 00' 12"W 25.00 FT TH 98.82 FT ALG CV R RAD 2100.00 FT CHD 98.82 FT BRG S57DG 20'42"W TH S31DG 18'25"E317FT MOL TO CTR THREAD BEAR CREEK TH NELY 110 FT MOL TO PT A & LOT 100 COM SW COR SEC 8 S89DG 28'57"E 1000 FT N 1814.39 FT W 1120.86 FT POB S31DG 18'25"E 292 FT MOL CTR THREAD BEAR CREEK PT A TH RET TO POB TH N31DG 18'25" W 25 FT 98.82 FT ALG ARC OF CV R RAD 2100 FT CHD 98.82 FT BRG S60DG 02'29"W TH S28DG 36'38" E 305 FT MOL TO CTR BEAR CREEK TH NELY 115 FT MOL TO PT A OR 8857 PG 712 OR 8864 PG 724
 Name(s) in which assessed:
 JAY E COST
 ESTATE OF JERRY A COST
 JERRY A COST
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00496P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
 and select the appropriate County name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
 CASE NO.: 2022CA002235CAAXES
 PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Reset Foreclosure Sale dated the 5th day of April 2023, and entered in Case No. 2022CA002235CAAXES, 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. NEW-

TON UNKNOWN SPOUSE OF ISAAC NEWTON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 10th day of May 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
 LOT 37, BLOCK 15, OAK-STEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) 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 7th day of April 2023.
 By: */s/ Lindsay Maisonet, Esq.*
 Lindsay Maisonet, Esq.
 Bar Number: 93156

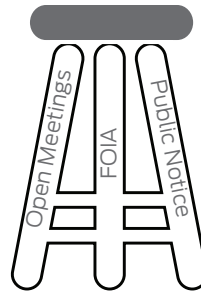
Submitted by:
 De Cubas & Lewis, P.A.
 P.O. Box 771270
 Coral Springs, FL 33077
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 e-service@decubaslewis.com
 22-01334
 April 14, 21, 2023 23-00553P

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000213TDAXXX
 NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 1805545
 Year of Issuance: 06/01/2019
 Description of Property:
 07-25-17-0520-00000-0990
 BEAR CREEK ESTATES NO 2 UNREC PLAT TR 99 COM SW COR SEC 8 TH S89DG 28'57"E 1000.00 FT TH N 1868.35 FT TH W 1036.67 FT POB TH S34DG 00'12"E 270.00 FT MOL TO CTR THREAD BEAR CREEK AKA PT A RET TO POB TH N34DG 00' 12"W 25.00 FT TH 98.82 FT ALG CV R RAD 2100.00 FT CHD 98.82 FT BRG S57DG 20'42"W TH S31DG 18'25"E317FT MOL TO CTR THREAD BEAR CREEK TH NELY 110 FT MOL TO PT A & LOT 100 COM SW COR SEC 8 S89DG 28'57"E 1000 FT N 1814.39 FT W 1120.86 FT POB S31DG 18'25"E 292 FT MOL CTR THREAD BEAR CREEK PT A TH RET TO POB TH N31DG 18'25" W 25 FT 98.82 FT ALG ARC OF CV R RAD 2100 FT CHD 98.82 FT BRG S60DG 02'29"W TH S28DG 36'38" E 305 FT MOL TO CTR BEAR CREEK TH NELY 115 FT MOL TO PT A OR 8857 PG 712 OR 8864 PG 724
 Name(s) in which assessed:
 JAY E COST
 ESTATE OF JERRY A COST
 JERRY A COST
 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 May 11, 2023 at 10:00 am.
 March 21, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 April 7, 14, 21, 28, 2023 23-00496P

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

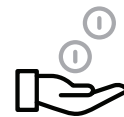


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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



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

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

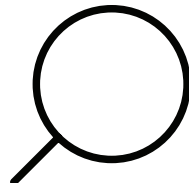


Citizens continue to learn about vital civic matters from newspaper notices.

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

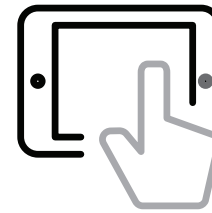
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



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