PASCO COUNTY LEGAL NOTICES

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 Polocrosse by Kurt Anthony located at 5550 Magdalene Way, in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 30th day of May, 2023. N3kit LLC

23-00882P June 2, 2023

NOTICE OF PUBLIC SALE:

PETE'S TOWING & TRANSPORT gives notice that on 06/18/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HŴY 19 HOLÎDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

YV1CZ59H741103984 2004 VOLV June 2, 2023 23-00856P

NOTICE OF PUBLIC SALE:

PETE'S TOWING & TRANSPORT gives notice that on 06/20/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute

1C4PJLDB0HW523004 2017 JEEP 1D7HA16K05J508314 2005 DODG 1G1AM58B887112181 2008 CHEV 5NPEB4AC6EH859474 2014 HYUN JHMEJ6673VS035605 1997 HOND June 2, 2023 23-00863P

FIRST INSERTION

Notice is hereby given that G RENEE MANAGEMENT TRUST, OWNER, desiring to engage in business under the fictitious name of RADIANT PYRA-MID located at 27251 WESLEY CHA-PEL BLVD, B14, WESLEY CHAPEL, FLORIDA 33544 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 2, 2023 23-00876P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the **Union Park Community Development District**

The Board of Supervisors (the "Board") of the Union Park Community Development District (the "District") will hold a public hearing and a meeting on Wednesday July 5, 2023, at 6:15 p.m. at the Residence Inn Wesley Chapel, 2867 Lajuana Blvd. Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.unionparkcdd.org, or may be obtained by contacting the District Manager's office via email at rlotito@vestapropertyservices.com or via phone at (321) 263-0132 Ext.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year. Amounts are preliminary and subject to change at the meeting and in any fu-

Lot Type	Lot Count	ERU	Proposed FY2024
Single Family 45'	144	0.9	\$1,459.65
Single Family 55'	201	1.1	\$1,784.02
Single Family 65'	171	1.3	\$2,108.39
Single Family 75'	84	1.5	\$2 432 75

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or 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.

Raymond Lotito District Manager



June 2, 2023 23-00872P

Email your Legal Notice

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-658 IN RE: ESTATE OF BARKEF AVAKIAN Deceased.

The administration of the estate of BARKEF AVAKIAN, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is June 2, 2023.

Personal Representative: EDWINA WEXLER

6614 Orange Blossom Trail New Port Richey, Florida 34653 Attorney for Personal Representative: JALEH PIRAN-VESSEH, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com June 2, 9, 2023 23-00860P

FIRST INSERTION

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

PROBATE DIVISION File No. 51-2023-CP-0306-WS IN RE: ESTATE OF B. WAYNE SPANGLER also known as B.W. SPANGLER also known as BILLY WAYNE SPANGLER

Deceased.

The administration of the estate of B. WAYNE SPANGLER also known as B.W. SPANGLER also known as BILLY WAYNE SPANGLER, deceased, whose date of death was January 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Fl 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 June 2, 2023. Personal Representative:

JACQUELINE J. JOLLIFF 8514 Winding Wood Dr. Port Richey, Florida 34668 Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com June 2, 9, 2023 23-00868P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-0736 IN RE: ESTATE OF DAWN M. GRISHAM Deceased.

The administration of the estate of Dawn M. Grisham, deceased, whose date of death was April 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 June 2, 2023. Attorney and Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com. staceym@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 June 2, 9, 2023 23-00887P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000738CPAXWS Division I/J IN RE: ESTATE OF DOROTHY L. KENNEDY AKA DOROTHY LOUISE KENNEDY

Deceased.

The administration of the estate of DOROTHY L. KENNEDY aka DORO-THY LOUISE KENNEDY, deceased, whose date of death was March 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 2, 2023.

Personal Representative:

JACQUELINE ROBERTS 13317 Hillwood Circle Hudson, Florida 34667 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street

Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com June 2, 9, 2023 23-00859P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential / Dirt activities on 732.40 acres known as Connerton Village 3 and 4 Mass Grading.

The project is located in Pasco County, Section / Township / Range: S24/T25S/ R18E, S20/T25S/R19E, S31/T25S/R19E, S18/T25S/R19E, S30/T25S/R19E, S19/ T25S/R19E, S13/T25S/R18E. The permit applicant is Lennar Homes LLC whose address is 4301 Boy Scout Boulevard, Suite 600, Tampa, FL, 33607. The Permit No. is 43023534.066.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, $8:00\,$ a.m. to $5:00\,$ p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. 23-00885P June 2, 2023

FIRST INSERTION

NOTICE OF LIEN SALE In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

#1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185 Virginia Hecht: Hsld gds/Furn; Tina Stormer: Vehicle; Van-essa Harvey: Hsld gds/Furn; Ted Christian: Hsld gds/Furn.

And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www. StorageTreasures.com, which will end on Monday, June 26, 2023 at 10 AM.

June 2, 9, 2023 23-00861P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Sean Hessner / MR FIXIT ROOF REPAIR LLC will engage in business under the fictitious name AMEN ROOFING, with a physical address 6215 silver dr New Port Richey , FL 34653, with a mailing address 6215 silver dr New Port Richey , FL 34653, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 2, 2023 23-00873P

FIRST INSERTION Notice of Sale

Affordable Secure Storage - Hudson Public Notice

 $Affordable\,Secure\,Storage-Hudson\,8619$ New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. L06: Jeffrey Chapman SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON June 17th, 2023 AT OR AFTER: 11:00 AM.EST. June 2, 9, 2023

FIRST INSERTION

Notice is hereby given that JOE A ROD-MAKER, OWNER, desiring to engage in business under the fictitious name of MTG BUYLIST located at 14832 AT-LANTIC AVE, HUDSON, FLORIDA 34667 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 2, 2023

FIRST 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

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 MACKEY 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 June 8, 2023 at 10:00 am.

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

23-00862P

June 2, 2023

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, **Estate & Court**related notices

 We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

 Simply email your notice to legal@ businessobserverfl.com



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

CASE NO. 512019CA002654CAAXWS BANK OF AMERICA, N.A, Plaintiff,

THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN T. MONDA, DECEASED, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 512019CA002654CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF HELEN T. MONDA, DECEASED; DIANNE ELY; MICHAEL MONDA; DEBRA STONE; MICHELE MARC-AURELE; THERESA PAPA; SALVATORE MON-DA; TARGET NATIONAL BANK; FIA CARD SERVICES, N.A., F/K/A BANK OF AMERICA; CITIBANK (SOUTH DAKOTA), N.A.; CITIBANK, N.A.; GULFVIEW VILLAS CONDOMINI-UM ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT 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 July 05, 2023, the following described property as set forth in said Final Judgment,

THAT CERTAIN CONDOMIN-IUM PARCEL DESCRIBED AS UNIT 4, BUILDING G, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS AP-PURTENANT THERETO AC-CORDING TO THE DECLARA-TION OF CONDOMINIUM OF GULFVIEW VILLAS, PHASE FIVE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RE-CORDS BOOK 1457, PAGE 1835 THROUGH 1885, AND AMEND-MENTS THERETO AND THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 2, PAGES 26 AND 27, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6401 DREX-EL DRIVE UNIT G4, 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 DISABILI-TIES 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, 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 30 day of May, 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 21-110110 - NaC June 2, 9, 2023 23-00886P

FIRST 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-002433-CAAX-WS NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREDERICK SMALLAKOFF; THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT **DATED AS OF MAY 31, 1996, SERIES 1996-B; GARY MELLING;** MELLING, PERSONAL REPRESENTATIVE; UNKNOWN

VIOLET MELLING; GARY SUCCESSOR TRUSTEES OF THE FREDERICK SMALLAKOFF TRUST; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of May 2023, and entered No. 51-2022-CA-002433-Case CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATION-STAR MORTGAGE, LLC is the Plaintiff and THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOL-ING AND SERVICING AGREEMENT DATED AS OF MAY 31, 1996, SERIES 1996-B VIOLET MELLING UN-KNOWN SUCCESSOR TRUSTEES OF THE FREDERICK SMALLAKOFF TRUST JEREMY DANIEL VANIN; and TRISTAN ALEXANDER VANIN 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 20th day of June 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 328, OAK RIDGE, UNIT

THREE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 108-122, OF THE RE-CORDS 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 26th day of May 2023. By: /s/ Corey Lewis, Esq. Corey Lewis, Esq. Bar Number: 72580

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 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 2.516eservice@decubaslewis.com

23-00864P

22-01446 June 2, 9, 2023

FIRST INSERTION

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

File Number: 2023-CP-0243 IN RE: ESTATE OF JOSEPH TRITTO, Deceased.

The administration of the estate of Joseph Tritto, deceased, whose date of death was June 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is June 2, 2023. Personal Representative /s/ Maria Tritto Maria Tritto 906 Lakehurst Ave

Jackson, NJ 08527 THE HINSON LAW FIRM, P.A. /s/ Kathrvn E. Stanfill Matthew H. Hinson, Esq. Florida Bar No. 94017 Kathryn E. Stanfill, Esq. Florida Bar No. 1002636 300 West Adams St., Suite 500 Jacksonville, FL 32202 Phone: 904-527-1700 Fax: 904-355-8088 Matt@HinsonLawPA.com Kathryn@HinsonLawPA.com Attorney for Personal Representative June 2, 9, 2023 23-00874P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-0624 IN RE: ESTATE OF MYRNA GAYLE SALAMONE a/k/a M. GAYLE SALAMONE

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 Myrna Gayle Salamone, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 29, 2022; that the total value of the estate is \$36,468,97 and that the names and addresses of those to whom it has been assigned by such order are:

Linda Lemberskie 12215 Arron Terrace Trinity, FL 34655 Eileen Salamone 1387 Queen Street Pottstown, PA 19464 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

NAME ADDRESS

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

DEATH IS BARRED. The date of first publication of this Notice is June 2, 2023.

Person Giving Notice: Eileen Salamone 1387 Queen Street Pottstown, PA 19464 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, staceym@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652

23-00884P

June 2, 9, 2023

FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO. 51-2023-CP-0716-WS IN RE: ESTATE OF JEAN F. ROGERS A/K/A

JEAN FRANCES ROGERS

DECEASED. The administration of the estate of Jean F. Rogers a/k/a Jean Frances Rogers, deceased, whose date of death was August 26, 2022, is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

The date of first publication of this notice is 06/02/2023.

Personal Representative: /s/ Kelly Miglicio-McDonald Kelly Miglicio-McDonald 7413 Purslane Drive

Trinity, Florida 34655 Attorney for Personal Representative: /s/ Ryan A. Doddridge Ryan A. Doddridge, Esq., Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary-E-Mail: michelle@flprobatetrustlaw.com June 2, 9, 2023 23-00880P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-00157 **Division: PROBATE** IN RE: ESTATE OF BETTY JO HYDER

Deceased.

The administration of the estate of Betty Jo Hyder, deceased, whose date of death was December 31, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING 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 June 2, 2023. Personal Representative: Freddie Lee Gore 36404 Fairview Heights Road Zephyrhills, Florida 33541

Attorney for Personal Representative: /s/ LAURIE R. CHANE LAURIE R. CHANE Florida Bar Number: 843547 The Law Office of Laurie R. Chane 14206 5th Street Dade City, Florida 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: laurie@chanelaw.com Secondary E-Mail: service@chanelaw.com

23-00870P

June 2, 9, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-466 IN RE: ESTATE OF GEORGE GERALD SHEPPARD AKA GEORGE GERALD SHEPPARD, III

Deceased. The administration of the estate of GEORGE GERALD SHEPPARD AKA GEORGE GERALD SHEPPARD, III, deceased, whose date of death was December 1, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file 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 FORTH TIME PERIODS SET 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 June 2, 2023.

Personal Representative: /s/ Grace D. Sheppard GRACE DOROTHY SHEPPARD

701 West A Street Iron Mountain, Michigan 49801 Attorney for Personal Representative: /s/ Stephen Williams STEPHEN R. WILLIAMS, Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail srw@wrplawvers.com June 2, 9, 2023 23-00871P

FIRST INSERTION

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

File No. 2023CP000507CPAX IN RE: ESTATE OF TIMOTHY P. MCMANUS (a/k/a TIMOTHY PATRICK MCMANUS),

Deceased. The administration of the Estate of TIMOTHY P. MCMANUS (a/k/a TIMOTHY PATRICK MCMANUS), deceased, whose date of death was January 11, 2023, is pending in the Pasco County, Florida, Probate Division, the address of which is 2825 Judge Fran Jamieson Way Melbourne, Florida 32940. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: 06/02/2023.

/s/ Casey McManus CASEY MCMANUS, Personal Representative c/o Berlin Patten Ebling, PLLC

525 - 1st Avenue North St. Petersburg, Florida 33701 /s/ David Reider DAVID REIDER, ESQ. Florida Bar No. 95719 Berlin Patten Ebling, PLLC 525 - 1st Avenue North St. Petersburg, Florida 33701 Phone: (727) 822-2505 Fax: (941) 954-9992 Primary Email: dreider@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Casey McManus,

Petitioner June 2, 9, 2023 23-00869P

FIRST INSERTION

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

CASE NO. 2022CA000736CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS,

TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD A. STOKES A/K/A GERALD ALLEN STOKES, DECEASED; CURTIS GERALD STOKES: SHELLEY LYNN STOKES; BRIAN KEITH STOKES; MARIA LYNN STOKES; SHAD BOLDAGUARD STOKES: DUSTIN ALLEN-DAVIS STOKES; BRANDY LEE STOKES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2023 and entered in Case No. 2022CA000736CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD A. STOKES A/K/A GERALD ALLEN A/K/A GERGLE -DECEASED; CURTIS
STOKES; SHELLEY STOKES, GERALD LYNN STOKES; BRIAN KEITH STOKES; MARIA LYNN STOKES; SHAD BOLDAGUARD STOKES;

DUSTIN ALLEN-DAVIS STOKES; BRANDY LEE STOKES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ACTING ON BEHALF OF THE SECRETARY HOUSING AND URBAN ELOPMENT; are defendants. DEVELOPMENT; NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO.REALFORECLOSE.COM. at 11:00 A.M., on June 27, 2023, the following described property as set

forth in said Final Judgment, to wit: LOT 50 OF SAN CLEMENTE EAST UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

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. This notice is provided pursuant to

Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 25th day of May 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 21-00294 CLNK V6.20190626 June 2, 9, 2023 23-00867P

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.

2022CA001059CAAXES SELECT PORTFOLIO SERVICING, INC.,

Plaintiff, vs.

PAUL E. PIKE, JR.; CHERRI V.B. PIKE; UNKNOWN SPOUSE OF PAUL E. PIKE, JR.; UNKNOWN SPOUSE OF CHERRI V.B. PIKE; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 9, 2023 and entered in Case No. 2022CA001059CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and PAUL E. PIKE, JR.; CHERRI V.B. PIKE; UNKNOWN SPOUSE OF PAUL E. PIKE, JR.; UNKNOWN SPOUSE OF CHERRI V.B. PIKE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 27, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 5 AND 6 JUNE'S ACRES SUBDIVISION IN THE SE

1/4 OF SE 1/4 OF SECTION 21 TOWNSHIP 24 SOUTH RANGE 21 EAST AS RECORD-ED IN PLAT BOOK 3 PAGE 140 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORI-DA.

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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

panted, cain / 11.
Dated this 25th day of May 2023.
/s/ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 21-00685 SPS
V6.20190626
June 2, 9, 2023
23-00888P

FIRST INSERTION

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

FLORIDA
CIVIL DIVISION
CASE NO. 2023-CA-000354-ES
HARVEY SCHONBRUN, TRUSTEE,

Plaintiff, vs.
ANDREW LINDER and DANIELLE
LINDER, husband and wife,
PASCO COUNTY CLERK AND
COMPTROLLER on behalf of the
STATE OF FLORIDA, UNKNOWN
TENANT(S) IN POSSESSION
N/K/A TANYA BRYANT,
Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nichole "Nikki" Alvarez-Sowles, Clerk of Circuit Court and Comptroller, will sell the property situate in Pasco County, Florida, deceptions of the County of the

Beginning 120 feet South of the Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 23 South, Range 21 East, Pasco County, Florida, running thence West 510 feet, thence South 210 feet, thence East 205 feet, thence North 190 feet, thence

East 305 feet, thence North 20 feet to the Point of Beginning, subject to utility easement. TOGETHER WITH that certain 1996 Kingham mobile home VIN N87270A and N87270B which is permanently affixed to the real property.

affixed to the real property.
Property Address: 33907 Trilby
Road, Dade City, FL 33523

Road, Date City, FL 33-23 in an electronic sale, to the highest and best bidder, for cash, on July 17, 2023 at 11:00 a.m. at www.pasco.realforeclose. com in accordance with Chapter 45 Florida Statutes. 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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110; TDD 1-800-955-8771 via Florida Relay Service; no later than seven days prior to any proceeding.

Dated: May 24, 2023.

Dated: May 24, 2023.
Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
701 East Washington Street
Tampa, Florida 33602
813/229-0664 phone
June 2, 9, 2023
23-00857P

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

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



OFFICIAL COURTHOUSE WEBSITES

1:23 🗸

all LTE 🖭

Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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Business Closerver

FIRST INSERTION

JUNE 2 - JUNE 8, 2023

FIRST INSERTION

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

PASCO COUNTY, FLORIDA CASE NO.: 2018CA001022CAAXES THE BANK OF NEW YORK MELLON TRUST COMPANY,N.A. FKA THE BANK OF NEW YORK TRUSTCOMPANY, N.A.AS SUCCESSOR TO JPMORGAN CHASE BANK,N.A.,AS TRUSTEE FOR RESIDENTIALASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-RP1, Plaintiff, VS.

KIM MARIE FEMIA A/K/A KIMMARIE CATHLEEN ADAMS; MARILYN ADAMS A/K/A MARILYN A. ADAMS; STEPHEN D. FEMIA A/K/A STEPHEN DOMONIC FEMIA; MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO HSBC BANK NEVADA, N.A.,

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on May 18, 2023 in Civil Case No. 2018CA001022CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY,N.A. FKA THE BANK OF NEW YORK TRUSTCOMPANY, N.A.AS SUCCESSOR TO JPMORGAN CHASE BANK.N.A., ASTRUSTEE FOR RESIDENTIALASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-RP1 is the Plaintiff, and KIM MARIE FEMIA A/K/A KIMMARIE CATHLEEN ADAMS; MARILYN ADAMS A/K/A MARILYN A. ADAMS; STEPHEN D. FEMIA A/K/A STEPHEN DOMONIC FEMIA: MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO HSBC BANK NEVADA, N.A. are Defendants.

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

LOT 2, SHADY HILLS ES-TATES, UNIT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE COMMENCE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DE-GREES 04 MINUTES 09 SEC-ONDS WEST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 2646.88 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, ALONG THE NORTH BOUNDARY, OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

 $6\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2022CA001059CAAXES

SELECT PORTFOLIO SERVICING.

PAUL E. PIKE, JR.: CHERRI V.B.

PIKE; UNKNOWN SPOUSE OF

PAUL E. PIKE, JR.; UNKNOWN SPOUSE OF CHERRI V.B. PIKE;

UNITED STATES OF AMERICA DEPARTMENT OF THE

PERSON(S) IN POSSESSION OF

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure filed

May 9, 2023 and entered in Case No.

2022CA001059CAAXES, of the Circuit

Court of the 6th Judicial Circuit in and

for PASCO County, Florida, wherein

SELECT PORTFOLIO SERVICING,

INC. is Plaintiff and PAUL E. PIKE,

TREASURY: UNKNOWN

THE SUBJECT PROPERTY,

Plaintiff, vs

Defendant(s)

OF THE SOUTHWEST 1/4, A DISTANCE OF 33.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SHADY HILLS ROAD; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 144.87 FEET TO THE POINT OF BEGIN-NING; THENCE SOUTH 89 DEGREES 41MINUTES48 SECONDS EAST A DISTANCE OF 300.90 FEET; THENCE SOUTH 00 DEGREES 09 MIN-UTES 11 SECONDS WEST A DISTANCE OF 144.67 FEET; THENCE NORTH 89 DE-GREES 41 MINUTES 48 SEC-ONDS WEST A DISTANCE OF 301.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHADY HILLS ROAD; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE. A DISTANCE OF 144.67 FEET TO THE POINT OF BEGIN-NING. THE EAST 25.00 FEET THEREOF RESERVED AS AN EASEMENT FOR INGRESS/ EGRESS AND UTILITIES ALSO THE WEST 2.00 FEET RESERVED AS ADDITIONAL RIGHT OF WAY TOGETHER WITH A 2003 SPRI MOBILE HOME VIN #: N810853A AND N810853B

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. IMPORTANT

AMERICANS WITH DISABILI-TIES 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, 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 23 day of May, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Y. Ullman Esq. FBN: 106751 Digitally signed by Zachary Ullman Date: 2023-05-23 15:42:21 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-9390B June 2, 9, 2023 23-00879P

FIRST INSERTION

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

CASE NO: 23-CC-123 TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM IV ASSOCIATION, INC., a Florida notfor-profit corporation, Plaintiff, vs.

ESTATE OF VICTOR R. POLLARD, ANY AND ALL UNKNOWN HEIRS. SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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:

Unit 35-A, TIMBER OAKS FAIR-WAY VILLAS, CONDOMINIUM IV, according to the Declaration of Condominium thereof, and a percentage in the common elements appurtenant thereto, as recorded in O.R. Book 997, Page 1015, and subsequent amendments thereto, and as recorded in Plat Book 17, Pages 12-15, of the Public Records of Pasco County, Florida. With the following street address: 8131 Bugle Court, Unit 1, Port Richey, Florida, 34668.

at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on June 29, 2023.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2016CA000961CAAXWS

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2016CA000961CAAXWS of the Circuit Court of the SIXTH Ju-

dicial Circuit, in and for Pasco County,

Florida, wherein PHH Mortgage Corporation is the Plaintiff and Patrick J.

Brophy 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 26th day of June, 2023,

the following described property as set

UNIT 7-C, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 13,

PAGE 136, OF THE PUBLIC

RECORDS OF PASCO COUN-

Any person claiming an interest in the

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

TY, FLORIDA.

forth in said Final Judgment, to wit: LOT 1183, JASMINE LAKES

PHH Mortgage Corporation,

Plaintiff, vs. Patrick J. Brophy, et al.,

Defendant.

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 Richev, FL 34654: (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 30th day of May, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff Timber Oaks Fairway Villas Condominium IV Association, Inc. 1964 Bayshore Boulevard, Suite A

Dunedin, Florida 34698 Telephone: (727) 738-1100

FIRST INSERTION

23-00883P June 2, 9, 2023

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

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 sched-uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance is less than 7 days; if you are hearing im-

paired call 711. The court does not pro-

vide transportation and cannot accom-modate for this service. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

Dated this 30th day of May, 2023. BROCK & SCOTT, PLLC

Attorney for Plaintiff

By /s/Justin J. Kelley Justin J. Kelley, Esq.

File # 16-F01968

June 2, 9, 2023

Florida Bar No. 32106

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954

FLCourtDocs@brock and scott.com

23-00881P

2001 NW 64th St,

Suite 130

If you are a person with a disability

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

CASE No. 2018CA002073CAAXES NEW RESIDENTIAL MORTGAGE,

LLC. PLAINTIFF, VS. YANET HERNANDEZ, ET AL.

DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 18, 2023 in the above action. the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 5, 2023, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 5, Block 16, Suncoast Meadows - Increment Two, according to the Plat thereof, as recorded in Plat Book 55, at Page 129, 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 proceed-

ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Stephen Weinstein

Stephen Weinstein, Esq. FBN: 740896 Our Case #: 17-001042-FST\2018CA002073CAA

-XES\SELENE June 2, 9, 2023 23-00865P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No.

2017 CA 002594 ES Division J1 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-HE1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-HE1

Plaintiff, vs. GEORGIA E. OSBORNE AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 13, $2018,\,\mathrm{and}$ amended on May 22, 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:

LOTS 5, 6 AND 7, BLOCK 178, IN THE CITY OF ZEPHYRHILLS, FLORIDA, AS PER PLAT RE-CORDED IN PLAT BOOK 1, PAGE 54, IN THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 5255 18TH ST, ZEPHYRHILLS, FL 33542; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pascorealforeclose.com, on July 17, 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 disabil-

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

transportation services. Dated this May 24, 2023 By:/s/ $George\ Zamora$ George Zamora Attorney for Plaintiff Invoice to: George Zamora (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613

ForeclosureService@kasslaw.com 246300/1702576/CMP 23-00858P June 2, 9, 2023

FIRST INSERTION

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

CASE NO.: 2019CA003520CAAXWS WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN

Plaintiff, VS. CHARLENE JONES; UNKNOWN SPOUSE OF CHARLENE JONES: UNKNOWN TENANT 1: UNKNOWN TENANT 2,

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on May 17, 2023 in Civil Case No. 2019CA003520CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST I is the Plaintiff, and CHARLENE JONES is the Defendant.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on July 18, 2023 at 11:00:00 AM EST the following described real property as set forth in

said Final Judgment, to wit: LOT 563 & THE WEST 1/2 OF LOT 564 OF PROPOSED PLAT OF PALM TERRACE GARDENS UNIT TWO, ACCORD-ING TO THE PROPOSED PLAT RECORDED IN OFFICIAL RE-CORDS BOOK 628, PAGE 756, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS OVER STREETS DEDICATED BY DOCUMENTS RECORD-ED IN OFFICIAL RECORDS BOOK 618, PAGE 212, 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. IMPORTANT AMERICANS WITH DISABILI-

TIES 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, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

Dated this 24 day of May, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Y. Ullman Esq FBN: 106751 Digitally signed by Zachary Ullman Date: 2023-05-24 10:17:38 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1138B

23-00878P

June 2, 9, 2023

SECOND INSERTION

SUBSEQUENT INSERTIONS

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder

A 1983 Mobile Home, VIN FLFL2516A/FLFL2516B and the contents therein, if any and the contents therein, if any abandoned by previous tenants, Kurt Edward Noren and Megan Marie Noren

On June 13, 2023 at 9:15am at Caribbean Mobile Home Estates, 10740 Jamaica Blvd., New Port Richey, Florida 34654 .

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard,

Suite 400 Sarasota, Florida 34236

Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.comMay 26; June 2, 2023

23-00834P

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000002TDAXXX

NOTICE IS HEREBY GIVEN

That EGZON NDREU, 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 #: 1408067 Year of Issuance: 06/01/2015 Description of Property:

09-25-16-0040-00000-0180 PINE TREE ACRES PB 5 PG 126 LOT 18 OR 7622 PG 1420 Name(s) in which assessed:

MICHAEL HAZELGROVE

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 June 22, 2023 at 10:00 am. May 03, 2023

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk 23-00779P

May 19, 26; June 2, 9, 2023

JR.: CHERRI V.B. PIKE: UNKNOWN SPOUSE OF PAUL E. PIKE, JR.; UNKNOWN SPOUSE OF CHERRI V.B. PIKE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 27, 2023, the following described property as set

forth in said Final Judgment, to wit: LOT 5 AND 6 JUNE'S ACRES SUBDIVISION IN THE SE

FIRST INSERTION 1/4 OF SE 1/4 OF SECTION TOWNSHIP 24 SOUTH RANGE 21 EAST AS RECORD-ED IN PLAT BOOK 3 PAGE 140 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORI-

> 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.

> This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 25th day of May 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.comFile No.: 21-00685 SPS V6.20190626

June 2, 9, 2023

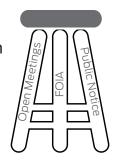
23-00866P



Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states

Mortgage Foreclosures

Divorces and Adoptions



ypes Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Summaries

Meeting Minutes or

Agency Proposals

Land and Water Use **Commercial Notices** Unclaimed Property,

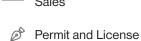
Banks or Governments Unclaimed Property,



Delinquent Tax Lists,



Tax Deed Sales



Government Property Sales

Applications

Orders to Appear

Name Changes

Probate Rulings

Tax Rates

Proposed Budgets and

Zoning, Annexation and Land Use Changes

Creation of Special

School District Reports

Tax Districts

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 highspeed 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

Proposed Budgets and

Government Meetings and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals

Tax Rates

School District Reports

School District Reports

Annexation and

Land Use Changes

Commercial Notices

All Unclaimed Property.

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**



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



22 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



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinquent Tax Lists, Tax Deed Sales

Government Property



Sales

Permit and License Applications

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

SECOND INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder

A 1983 Mobile Home, VIN 5957A/5957B and the contents therein, if any and the contents therein, if any abandoned by previous tenant, Patricia Anne Ketchum and current owner Loreen Anne Wehry

On June 13, 2023 at 9:00am at Caribbean Mobile Home Estates, 11534 Pearl Drive, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL

500 S. Washington Boulevard,

Suite 400 Sarasota, Florida 34236

Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS

Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 26: June 2, 2023

23-00833P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000235TDAXXX 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 #: 1406272

Description of Property: 16-25-17-0090-12900-0200 MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 20 & 21

Year of Issuance: 06/01/2015

BLOCK 129 OR 8497 PG 3495 Name(s) in which assessed: HELENA TRUST J GARCIA TRUSTEE

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 June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023

23-00766P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000241TDAXXX NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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 #: 1805701 Year of Issuance: 06/01/2019 Description of Property:

09-25-17-0040-03200-0270 MOON LAKE ESTATES UNIT 4 PB 4 PGS 79-80 LOTS 27 & 28 BLOCK 32 OR 9363 PG 1263 Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk May 19, 26; June 2, 9, 2023 23-00772P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000226TDAXXX

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 #: 1809206

Year of Issuance: 06/01/2019

Description of Property:

29-25-16-0030-00000-0310 SIESTA HEIGHTS PB 6 PG 20 LOT 31 OR 7354 PG 183 & OR 7354 PG 184

Name(s) in which assessed: THOMAS PELLINO NELLIE PELLINO

NELL PELLINO

ESTATE OF NELL PELLINO DECEASED ESTATE OF NELLIE PELLINO DECEASED ESTATE OF NELLIE M

PELLINO DECEASED

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http:// pasco.
realtaxdeed.com, on June 22, 2023 at 10:00 am. $\,$ May 03, 2023

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

May 19, 26; June 2, 9, 2023

23-00758P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO .:

51-2023-CA-000357-CAAX-WS SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST. Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ESTATE OF WILLIAM S. WRUBEL, et al..

Defendants. TO:UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF WILLIAM S. WRUBEL Last Known Address: 6149 BROKEN ARROW DR, NEW PORT RICHEY,

Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:

LOT 110, LAKEWOOD ES-TATES, ACCORDING TO MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17. PAGES 142 AND 143, PUBLIC

RECORDS OF PASCO COUN-TY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270,

CORAL SPRINGS, FL 33077 on or before June 19th, 2023, a date at least 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 Plainter: 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. 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

WITNESS my hand and the seal of this Court this 19th day of May, 2023. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court

(SEAL) By /s/ Brooklyn Horner As Deputy Clerk De Cubas & Lewis, P.A.

P.O. Box 771270 CORAL SPRINGS, FL 33077 22-01456 May 26; June 2, 2023 23-00821P

SECOND INSERTION

PASCO COUNTY

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder

A 1982 Mobile Home, VIN LFL2AB313203380/LFL2BB313203380 and the contents therein, if any and the contents therein, if any abandoned by previous tenant,

Irene Helen McAlpine

On June 13, 2023 at 9:30am at Caribbean Mobile Home Estates, 10804 Jamaica Blvd., New Port Richey, Florida 34654. THE EDWARDS LAW FIRM, PL

500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111

Attorney for Caribbean Mobile Home Estates

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495

sedwards@edwards-lawfirm.com May 26; June 2, 2023

23-00832P

FOURTH INSERTION

NOTICE OF ACTION FOR NAME CHANGE OF MINOR CHILD IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA

FAMILY LAW DIVISION CASE NO: 23-DR-001736 ES IN THE NAME CHANGE OF:

JULIA NAVARRO Petitioner,

DYLAN L FORDYCE,

Respondent.
YOU ARE NOTIFIED that an action for Name change of minor child has been filed against you and that you are required to serve a copy of your written defenses, if any, to is on NANCY L. BROWDER, ESQUIRE, whose address if 807 Azelle Street, Tampa, FL 33606 on or before 6-12-23 and file the original with the clerk to the Circuit court at 38053 Live Oak Avenue, Dade City, FL 33523 before service on the Petitioner's at-torney, or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT

THIRD INSERTION

Notice of Application for Tax Deed

2022XX000237TDAXXX

That MHF RETIREMENT TRUST, 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

33-24-16-0180-00000-0250 GULF BREEZE ESTS R/P B 5 P

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00768P

on June 22, 2023 at 10:00 am.

May 19, 26; June 2, 9, 2023

May 03, 2023

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1807250

Year of Issuance: 06/01/2019

57 LOT 25 RB 882 PG 1120

Name(s) in which assessed:

JAMES COCHRAN

of Pasco, State of Florida

MAYBE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THIS PETITION.

Copies of all court documents in this case, including orders, are available at the clerk of circuit court's office. You may review these documents upon re-

You must keep the Clerk of Court's office notified of your current address. (You may file Designation of current mailing and e-mail address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this law suit will be mailed or e-mailed to the addresses on record at the Clerk's

WARNING: Rule 12.285 Florida Family Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking proceedings. Dated: MAY 10 2023

Clerk of Court BY Patty Hoogewind Civil Court Seal May 12, 19, 26; June 2, 2023

23-00753P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000238TDAXXX NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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 #: 1807253 Year of Issuance: 06/01/2019 Description of Property: 33-24-16-0180-00000-0560

GULF BREEZE ESTS R/P B 5 P 57 LOT 56 RB 882 PG 1120 Name(s) in which assessed: JAMES COCHRAN

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 June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk

May 19, 26; June 2, 9, 2023 23-00769P

SECOND INSERTION

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

CASE NO.: 2023CA000581CAAXWS DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH BIGGS, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JUDITH BIGGS

Last Known Address: 9113 MYAKA STREET, NEW PORT RICHEY, FL THOMAS PAHL BIGGS, SR. Last Known Address: 2869 SARAH

DR., CLEARWATER, FL 33759 Current Residence Unknown JEAN-ANNE STEBENNE Last Known Address: 9113 MYAKA STREET, NEW PORT RICHEY, FL

Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 12, BLOCK 262, MOON

LAKE ESTATES UNIT SIX-TEEN. ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 6, PAGES 111 AND 112. OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. has been filed against you and you

are required to serve a copy of your written defenses, if any, to it, on

De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before June 26th, 2023, a date at least 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 Richev, 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

WITNESS my hand and the seal of this Court this 22nd day of MAY, 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court

By /s/ Brooklyn Horner As Deputy Clerk De Cubas & Lewis, P.A.

CORAL SPRINGS, FL 33077 22-00992 May 26; June 2, 2023

P.O. Box 771270

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000229TDAXXX NOTICE IS HEREBY GIVEN, That RICHARD BOWDEN, 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 #: 1410716 Year of Issuance: 06/01/2015 Description of Property:

15-26-16-0000-00200-0060 COM AT NE COR OF SEC TH SOODEG 32' 49"W 2366.86 FT TH N89DEG 31' 54"W 1440.00 FT TH N20DEG 55' 38"W 655.80 FT TO POB TH CONT N20DEG55' 38"W 134.88 FT TH S63DEG28' 06"W 300.00 FT TH N89DEG32' 10"W 640.00 FT TH SOUTH ALG ELY R/W LINE OF ROW-AN RD EXT 224.76 FT MOL TO NORTH R/W LINE OF TROU-BLE CREEK RD TH S89DEG46' 20"E 439.91 FT TH ALG ARC OF CURVE LEFT RADIUS 688.64 FT CHD N67DEG43' 40"E 527.06 FT TH N45DEG13' 40"E 42.01 FT TO POB EXC WLY 300.0 FT THEREOF OR 8277 PG 326

Name(s) in which assessed: TWJ PAN FLORIDA LLC REGISTERED AGENT TARPON IV LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

May 19, 26; June 2, 9, 2023 23-00761P

SECOND INSERTION

NOTICE OF ACTION FOR DE-TERMINATION OF PARENTAL RESPONSIBILITY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR

PASCO COUNTY, FLORIDA Case No.: 2023DR001536DRAXES GUIPING GUAN Petitioner, and PEILEI YANG

Respondent. TO: PEILEI YANG YOU ARE NOTIFIED that a Petition $\,$ for Determination of Parental Responsibility has been filed against you.

You are required to serve a copy of your written defenses, if any, to the Law Office of Alex Yu, P.A. at 15255 Amberly Drive, Tampa, FL 33647 on or before 06/26/2023, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record

at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: May 22, 2023 Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Y. Amburgey Deputy Clerk

May 26; June 2, 9, 16, 2023 23-00838P

FOURTH INSERTION

NOTICE OF CONTINUED FINAL HEARING IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 51-2022-DR-3950-ES Division: DZ

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

PLEASE TAKE NOTICE that on Friday, August 11, 2023, at 9:00 a.m., or as soon thereafter as counsel can be heard, a Final Hearing on Amended Petition for Temporary Custody will be heard in the above referenced case before the Honorable Linda Babb, in Chambers at the Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, Florida 33523.

If you are a person with a disability

PLEASE GOVERN YOURSELF AC-

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4272 ext. 8110 (V) for proceeding in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully submitted, Ayo and Iken, PLC By: /s/ Howard H. Ellzey Howard H. Ellzey, Esquire Florida Bar No. 47697 4807 U.S. Highway 19, Suite 202 New Port Richey, FL 34652

Tel. (727) 844-7676 $\mathrm{Fax} \, (866) \, 791\text{-}3494$ E-Mail: howarde@myfloridalaw.com Secondary E-Mail: mandy @my floridalaw.comAttorney for Petitioners May 12, 19, 26; June 2, 2023

23-00752P

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE No.

2023-CA-002800ES

SHARON A. STOCKDALE and SHERIDAN L. STOCKDALE, Plaintiffs, v. ESTATE OF DARRELL L HOUSEWORTH, and all unknown parties claiming by, through, under, or against the named Defendant who are not known to be dead or alive whether the unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors to trustees or other claimants of the ESTATE OF DARRELL L HOUSEWORTH; MELINDA TOUCHET; ROBYN MARIE HOUSEWORTH; and AMERICAN GENERAL HOME EQUITY, INC. NIKI A ONEMAIN HOME EQUITY,

Defendants. TO: ESTATE OF DARRELL L HOUSEWORTH, and all unknown parties claiming by, through, under, or against the named Defendant who are not known to be dead or alive whether the unknown parties claim as heirs, devisees, grantees, assignees , lienors, creditors to trustees or other claimants of the ESTATE OF DARRELL L HOUSEWORTH.

YOU ARE NOTIFIED that an action to quiet the title, for declaratory judgment and for reformation of deed in regard to the following real property in Pasco County, Florida: THE SOUTHERLY 20.00 FEET

OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA RESERV- ING THE EAST 30.0 FEET FOR ROAD RIGHT OF WAY. Parcel ID: 04-24-18-0010-00000-115S

a/k/a 18345 EDGEWOOD DRIVE, SPRING HILL, FL

34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Randy Edmonson , of Dewitt Law Finn , P.A., Plaintiffs atto rney, whose address is 1560 W. Cleveland St., Tampa, FL 33606, telephone number (727) 346-1903, on or before June 12th, 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 Com-

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

DATED this 4th day of MAY, 2023. Clerk of the Circuit Court

As Deputy Clerk May 12, 19, 26; June 2, 2023

23-00722P



SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-833 IN RE: ESTATE OF CATHERINE L. COSTER, Deceased.

The administration of the estate of CATHERINE L. COSTER, deceased, whose date of death was April 22, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: May 26, 2023.

Signed on this 9th day of May, 2023. THERESA A. ZELASKO Personal Representative 4523 Redwood Street Winter Haven, FL 33880

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 May 26: June 2, 2023 23-00842P

SECOND INSERTION

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

File No. 2023CP000175CPAXES UCN: 512023CP000175CPAXES IN RE: ESTATE OF ROBERT LEE WATSON, JR. deceased

The administration of the estate of Robert Lee Watson, Jr., deceased, whose date of death was November 18, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 May 26, 2023.

Personal Representative: Diana C. Tufaro 12008 Hudson View Court

Louisville, KY 40299 James D. Thaler, Jr. Attorney for Personal Representative Florida Bar Number: 0459054 THALER LAW FIRM, PA 1520 Hull Street S St. Petersburg, FL 33707 Telephone: (727) 347-7788 Fax: (727) 347-9911 E-Mail: thaler@law.stetson.edu Secondary E-Mail: jim@thalerlaw.com

May 26; June 2, 2023

23-00849P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001888 IN RE: ESTATE OF JERRY HOWSMON

Deceased. The administration of the estate of Jerry Howsmon, deceased, whose date of death was July 17, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave Suite 205, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 26, 2023.

Personal Representative: /s/ Selina Marie Shireman Selina Marie Shireman

5338 Carol Drive Wesley Chapel, Florida 33543 Attorney for Personal Representative: /s/ V. Ross Spano V. Ross Spano, Esq., Attorney Florida Bar Number: 0147923 10101 Bloomingdale Ave Ste 203 Riverview, FL 33578 Telephone: (813) 244-7758 E-Mail: ross@rossspanolaw.com Secondary E-Mail: vincent@rossspanolaw.com May 26; June 2, 2023 23-00812P

SECOND INSERTION

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

PROBATE DIVISION FILE NO.: 2023CP000362CPAXWS IN RE: ESTATE OF TIMOTHY JAMES HILL, Deceased.

The administration of the Estate of Timothy James Hill, deceased, whose date of death was December 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 26, 2023.

Personal Representative: Tara Nugent-Hill c/o: Bennett Jacobs & Adams, P.A.

Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com 23-00848P May 26; June 2, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-589 IN RE: ESTATE OF THEODORA GARIFALOS

Deceased.

The administration of the estate of THEODORA GARIFALOS, deceased, whose date of death was February 28, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 26, 2023.

Personal Representative: NICOLE HAYDEN 16719 Orchid Mist Dr. Cypress, TX 77433

Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis Attorney for Petitioner Florida Bar Number: 893551 623 E Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 942.3631 E-Mail: nmk@nmklaw.com Secondary E-Mail: transcribe123@gmail.com May 26; June 2, 2023 23-00855P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-674

IN RE: ESTATE OF JOAN G. EMINGTON, Deceased.

The administration of the estate of JOAN G. EMINGTON, deceased, whose date of death was November 14, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 26, 2023. Signed on this 20th day of April,

> ROY J. EMINGTON Personal Representative 2241 E Trask Lake Road Lincoln, MI 48742

Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com May 26; June 2, 2023 23-00824P SECOND INSERTION

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

PROBATE DIVISION FILE NO: 2023-CP-000172-ES IN RE: ESTATE OF FRANCIS HENRY BARTLETT, Deceased.

The administration of the Estate of FRANCIS HENRY BARTLETT, deceased, whose date of death was 12/26/2022, Case Number 23-CP-000172-ES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 26 day of May, 2023.

Personal Representative: Linda Charlean Brooks,

4430 Fayette Dr, Lutz, FL 33559 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC.

5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com case manager@elizabeth devolder.comMay 26; June 2, 2023 23-00823P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-23-CP-0527-WS IN RE: ESTATE OF STANLEY BONCZKIEWICZ

Deceased. The administration of the estate of Stanley Bonczkiewicz, deceased, whose date of death was October 31, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Repre-

sentative and the Personal Representa-

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

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

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

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

TION OF THIS NOTICE IS MAY 26,

Personal Representative: Jeremy Bonczkiewicz 4725 Marine Parkway

New Port Richey, FL 34652 Attorney for Personal Representative: David C. Gilmore, Esq. 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 May 26; June 2, 2023 23-00825P SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001125 IN RE: ESTATE OF MELISSA ARETTIA HENRY

Deceased. The administration of the estate of ME-LISSA ARETTIA HENRY, deceased, whose date of death was June 25, 2017, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 26, 2023.

Personal Representative: /s/ Bruce Jay Henry **Bruce Jay Henry** 3627 Peregrine Way Lakeland, Florida 33811 Attorney for Personal Representative: /s/ V. Ross Spano V. Ross Spano, Esq. ROSS SPANO LAW, P.A. Attorney for Personal Representative

Florida Bar Number: 0147923 10101 Bloomingdale Ave Ste 203 Riverview, FL 33578 Telephone: (813) 244-7758 E-Mail: ross@rossspanolaw.com Secondary E-Mail:

vincent@rossspanolaw.com 23-00850P May 26; June 2, 2023

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

File No. 51-2023-CP-0380-WS IN RE: ESTATE OF BEATRICE M. ALDEN Deceased.

The administration of the estate of BE-ATRICE M. ALDEN, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 26, 2023.

Personal Representative: MARIELLE RIOUX 4839 Sandpointe Dr.

New Port Richey, Florida 34655 Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com May 26: June 2, 2023 23-00854P SECOND INSERTION

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

FLORIDA CASE NO. 2022CA000607CAAXWS BANK OF AMERICA, N.A., Plaintiff, vs.

IVAN CÁNO; PARK LAKE ESTATES CIVIC ASSOCIATION, INC.; WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH **CERTIFICATES, SERIES 2006-**OPT1; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 21, 2023, and entered in Case No. 2022CA-000607CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. BANK OF AMERICA, N.A. (hereafter "Plaintiff"), is Plaintiff and IVAN CANO; CINTHIA CANO; PARK LAKE ESTATES CIVIC ASSOCIATION, INC.; WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 26TH day of JUNE, 2023, the following described property as set forth in said Final Judgment, to

LOT 19, PARK LAKE ESTATES UNIT FIVE-B PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 51 AND 53, 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 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 Čitizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), o 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 discapacitación 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 kèk èd. Tanpri kontakte Pasco County Customer Service Center kòòdonatè pwogram Lwa pou ameriken ki Enfim vo nan Tribinal Konte Pasco la ki nan 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), ou 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.

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: TV anness@vanlawfl.comCR17067-22/sap

May 26; June 2, 2023 23-00841P

JBSCRIBETO THE BUSINESS OBSERVER

Rebecca C. Bell

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



THIRD INSERTION

Notice of Application for Tax Deed 2022XX000231TDAXXX NOTICE IS HEREBY GIVEN, That CHARLES R NEILL, 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 #: 1800305 Year of Issuance: 06/01/2019 Description of Property:

26-23-21-0020-00E00-0060 LACOOCHEE 1ST ADD PB 7 PG 67 LOT 6 BLK E OR 3998 PG 1520

Name(s) in which assessed: MARY E TOTTEN SMILING SHARK RESTAURANT

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 June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023 23-00762P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000244TDAXXX NOTICE IS HEREBY GIVEN, That RICHARD BOWDEN, 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 #: 1404478 Year of Issuance: 06/01/2015 Description of Property: 03-25-18-0010-01900-0460

ARDMORE GARDENS PB 4 PG 11 LOTS 46 & 47 BLOCK 19 OR 5772 PG 1883

Name(s) in which assessed: RONALD J MITCHELL 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 June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

May 19, 26; June 2, 9, 2023 23-00775P

Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000233TDAXXX NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

Certificate #: 1804955 Year of Issuance: 06/01/2019 Description of Property:

07-24-17-0030-00000-3430 HIGHLANDS UNIT 4 UNRE-CORDED PLAT LOT 343 DESC AS COM AT SW COR OF SE1/4 SECTION 7 TH N88DEG 54'06"E ALG SOUTH LINE OF SE1/4 1321.57 FT TH NOODEG 00' 06"E 3645.00 FT TH S53DEG 01'39"W 427.52 FT TH N75DEG 18' 28"W 512.64 FT TH N26DEG 25' 05"W 960.00 FT FOR POB TH CONT N26DEG 25'05"W 200.00 FT TH S63DEG 34'55"W 512.77 FT TH S28DEG 29'54"E 200.13 FT TH N63DEG 34'55"E 505.50 FT TO POB EXC SWLY 25.00 FT TO BE USED FOR RD R/W PURPOSES OR 9260 PG 1680

Name(s) in which assessed: JODYE A REEDER 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 June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

May 19, 26; June 2, 9, 2023 23-00764P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000239TDAXXX NOTICE IS HEREBY GIVEN,

That MHF RETIREMENT TRUST, 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 #: 1810674 Year of Issuance: 06/01/2019 Description of Property: 18-26-16-0020-00300-0090

HORSEY PARK PB 3 PG 3 LOTS 9 & 10 BLOCK 3 OR 9470 PG 949 Name(s) in which assessed:

JUNA LOPEZ GOMEZ JUANA LOPEZ GOMEZ SERGIO GOMEZ

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 June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023 23-00770P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000228TDAXXX NOTICE IS HEREBY GIVEN,

That RICHARD BOWDEN, 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 #: 1400258 Year of Issuance: 06/01/2015 Description of Property: 24-23-21-0070-00200-0140 SUB W1/2 TR 10 MB 2 PG 36 LOTS 14, 15 BLK 2 Name(s) in which assessed:

EST OF ZONA COX ELMER COX DECEASED ESTATE OF ZONA COX DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023

23-00760P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000246TDAXXX NOTICE IS HEREBY GIVEN, That TRANSPORTATION SAFETY & COMPLIANCE CONSULTING INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names

in which it was assessed are as follows: Certificate #: 1800038 Year of Issuance: 06/01/2019

Description of Property: 28-25-22-0010-00000-0690 UNREC PLAT OF COMMER-CIAL HIGHLANDS SOUTH COM AT NW COR SEC 34 TH N32DEG 16'23"E 192.33 FT TH N57DEG 43'37"W 4160 FT FOR POB THE N57DEG 43' 37"W 50.00 FT TH N32DEG 16' 23"E 300.00 FT TO SWLY RIGHT OF WAY LINE OF U.S HIGHWAY 98 TH ALG SAID RIGHT OF WAY LINE S57DEG 43'37"E 50.00 FT TH S32DEG 16'23"W 300.00 FT $\mathrm{TO}\,\mathrm{POB}\,\mathrm{OR}\,6296\,\mathrm{PG}\,1073$

Name(s) in which assessed: LINDA RUDICH REGISTERED AGENT ALEX RUDICH REGISTERED AGENT A.P.E.R. HOLDING CORP RUD CORP A P E R HOLDING CORP

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 June 22, 2023 at 10:00 am.

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk May 19, 26; June 2, 9, 2023 23-00777P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000242TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1806140 Year of Issuance: 06/01/2019 Description of Property: 17-25-17-0030-01500-0110

BLK 15 MOON LAKE NO 3 MB 4 PGS 75, 76 LOTS 11, 12 EXC ST RD

Name(s) in which assessed: ESTATE OF BERTIE L DWYER BERTIE L DWYER

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 June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023 23-00773P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000240TDAXXX NOTICE IS HEREBY GIVEN. That MHF RETIREMENT TRUST, 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 #: 1800579 Year of Issuance: 06/01/2019 Description of Property:

22-24-21-0030-01800-0100 LAKE GEORGE PARK PB 4 PG 32 LOT 10 BLK 18 OR 7689 PG

Name(s) in which assessed ULTIMATE AUTOMOTIVE GROUP INC MICHAEL B MASSEY 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 June 22, 2023 at 10:00 am. May 03, 2023

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

Deputy Clerk May 19, 26; June 2, 9, 2023

23-00771P

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000245TDAXXX NOTICE IS HEREBY GIVEN,

That TRANSPORTATION SAFETY & COMPLIANCE CONSULTING INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1800037

Year of Issuance: 06/01/2019

Description of Property: 28-25-22-0010-00000-0590 UNREC PLAT OF COMMER-CIAL HIGHLANDS SOUTH COM AT NW COR SEC 34 TH N32DEG 16'23"E 192.33 FT TH N57DEG 43'37"W 4760.00 FT FOR POB THE CONT N57DEG 43'37"W 50.OOFT TH N32DEG 16'23"E 300.00 FT TO SWLY RIGHT OF WAY LINE OF U S 98 TH ALG SAID RIGHT OF WAY LINES 57DEG 43'37"E 50.00 FT TH S32DEG 16'23"W 300.0 FT

TO POB OR 6296 PG 1071 Name(s) in which assessed: A P E R HOLDING CORP RUD CORP A.P.E.R. HOLDING CORP ALEX RUDICH REGISTERED AGENT LINDA RUDICH 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 June 22, 2023 at 10:00 am. May 03, 2023

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

May 19, 26; June 2, 9, 2023 23-00776P

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000003TDAXXX

PASCO COUNTY

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

Year of Issuance: 06/01/2015 Description of Property: 22-26-16-0040-00000-1300

4753 PG 201 Name(s) in which assessed: THOMAS E PERRICONE CHRISTINA DAWN

PERRICONE

Unless such certificate shall be redeemed according to the law, the on June 22, 2023 at 10:00 am.

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

May 19, 26; June 2, 9, 2023

Notice of Application for Tax Deed 2022XX000243TDAXXX

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

Certificate #: 1808036 Year of Issuance: 06/01/2019 Description of Property: 10-25-16-055A-00000-2240 GULF HIGHLANDS UNIT 1 PB 10 PGS 116-118 LOT 224

REGISTERED AGENT INSOLVENT ASSET ACQUISITION FUND LLC DECEASED REGINA WALSH REGINA RENE WALSH REGINA WALSH RUTHERFORD ESTATE OF REGINA WALSH

REGINA R WALSH

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 June 22, 2023 at 10:00 am.

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

23-00774P

2022XX000221TDAXXX

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 #: 1601630 Year of Issuance: 06/01/2017

PINELAND PARK UNREC PLAT LOT 166 DESC AS COM AT NE COR OF TRACT 38 PORT RICHEY LAND COM-PANY SUBDIVISION PB 1 PG 61 TH S00DEG21' 13"W ALG EAST LINE OF SAID TRACT 38 330.00 FT TH N89DEG51' 58"W 243.03 FT FOR POB TH CONT N89DEG51' 58"W 50.00 FT TH S00DEG21' 13"W 110.00 FT TH S89DEG51' 58"E 50.00 FT TH N00DEG21' 13"E 110.00 FT TO POB SOUTH 25.00 FT THEREOF SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT OF WAY & OR UTILITIES ALSO NORTH 7.50 FT & EAST 3.00 FT & WEST 3.00 FT THEREOF SUBJECT TO AN EASEMENT FOR DRAINAGE &

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

Office of Nikki Alvarez-Sowles, Esq.

May 03, 2023

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2022XX000227TDAXXX

That SHEILA PRIESTLEY, 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 #: 1805840

Year of Issuance: 06/01/2019 Description of Property: 10-25-17-0050-07200-0090 MOON LAKE NO 5 MB 4 PGS 84 & 85 LOTS 9 TO 11 INCL BLK 72 OR 6301 PG 1314

Name(s) in which assessed: JOYCE SHIRLEY HERSHBERGER

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 June 22, 2023 at 10:00 am. May 03, 2023

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk May 19, 26; June 2, 9, 2023

Office of Nikki Alvarez-Sowles, Esq.

23-00759P

THIRD INSERTION

Notice of Application for Tax Deed

That CHARLES R NEILL, 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 #: 1801025

Name(s) in which assessed:

FRANCIS S MASON

of Pasco, State of Florida

CAMP MASON

May 03, 2023

Description of Property:

939

Year of Issuance: 06/01/2019

35-24-21-0020-00400-0010

CARVER HEIGHTS SUBDIVI-

SION PB 4 PG 53 NORTH 85 FT

OF LOT 1 BLOCK 4 OR 1924 PG

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

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

THIRD INSERTION

Notice of Application for Tax Deed

2022XX000223TDAXXX

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

COM AT SW COR OF WEST 1/2

OF SW1/4 OF SE1/4 OF NW1/4

OF SECTION 10 TH NOODG 12'

44"W 215.02 FT TH S89DG 32'

14"E 179.93 FT FOR POB TH

N00DG 08' 35"W 30.30 FT TH

Noodg 08' 35"W 69.70 FT TH

S89DG 32' 14"E 65.91 FT TH 69.90 FT ALG ARC OF CURVE

RIGHT RADIUS 1459.71 FT CHD

BRG & DIST S03DG 45' 03"E

69.89 FT TH 30.32 FT ALG ARC

OF CURVE RIGHT RADIUS

1459.71 FT CHD BRG & DIST S01DG 47' 03"E 30.32 FT TH

N89DG 32' 14"W 71.19 FT TO

POB OR 4221 PG 1765 OR 4217

Name(s) in which assessed:

A O PARMENTIER JR

ALBERT O PARMENTIER

ALBERT O PARMENTIER JR

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00757P

on June 22, 2023 at 10:00 am.

May 19, 26; June 2, 9, 2023

May 03, 2023

JONELL P HOLLINGER

JONELL BENOIT

CRAIG C VILLANTI

of Pasco, State of Florida

HOWARD J PARMENTIER GARY W PARMENTIER

PG 250

NOTICE IS HEREBY GIVEN,

ssessed are as follows:

Certificate #: 1604091

Year of Issuance: 06/01/2017

Description of Property: 10-26-16-0000-01700-0070

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00763P

on June 22, 2023 at 10:00 am.

May 19, 26; June 2, 9, 2023

2022XX000232TDAXXX NOTICE IS HEREBY GIVEN,

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000001TDAXXX

That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

Certificate #: 1808927

Description of Property:

POB OR 4370 PG 1273 Name(s) in which assessed CARINA M ALFARO-FRANCO CARINA M ALFARO FRANCO

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,

By: Susannah Hennessy

May 19, 26; June 2, 9, 2023

23-00778P

2022XX000234TDAXXX

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

Certificate #: 1710263 Description of Property:

09-26-16-0020-00100-0023 PORT RICHEY LAND CO SUB PB 1 PG 61 PORTION OF TRACTS 1 & 4 DESC AS COM AT NE CORNER OF SECTION TH S00DEG20' 21"E 903.49 FT FOR POB TH SOODEG20' 21"E 322.52 FT TH DUE WEST 25 FT TH N11DEG14' 09"W 116.86 FT TH N57DEG31' 04"W 106.00 FT TH N32DEG28' 56"E 180 FT TH N57DEG31' 04"W 120.00 FT TH N32DEG28' 56"E 20.00 FT TH S57DEG31' 04"E 153.04 FT TO POB EXC POR DESC AS COM AT NE COR OF LOT 123 EAST GATE ESTATES 3RD ADDI-TION PB 7 PG 128 FOR POB TH S57DEG31' 04"E 32.00 FT TH S32DEG28'56"W 120.00 FT TH N57DEG31'04"W 32.00 FT TO MOST SLY COR OF LOT 122 OF SAID EAST GATE ESTATES TH N32DEG28'56"E 120.00 FT TO

POB OR 4950 PG 1792 Name(s) in which assessed: MARK P PAVAO GINNY D DHARTE

GINNY D PAVAO 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 June 22, 2023 at 10:00 am.

May 03, 2023

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

May 19, 26; June 2, 9, 2023 23-00765P

PUBLISH YOUR

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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:

THIRD INSERTION

Notice of Application for Tax Deed

2022XX000236TDAXXX

Year of Issuance: 06/01/2019 Description of Property: 33-24-16-0180-00000-0260 GULF BREEZE ESTS R/P B 5 P 57 LOT 26 RB 882 PG 1120 Name(s) in which assessed:

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 22, 2023 at 10:00 am.

Deputy Clerk

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Year of Issuance: 06/01/2019

24-25-16-0080-00000-1730 GOLDEN ACRES UNIT SIX PB 8 PG 32 LOTS 173 & 174 EXC POR OF LOT 173 DESC AS COM AT NE COR OF LOT 172 TH S78DG 46' 37"W 320.73 FT ALG NLY BDY LINE OF LOT 172 TH N37DG 26' 02"E 132.83 FT ALG WLY BDY LINE OF LOT 173 TH S79DG 34' 18"E 237.79 FT TO

All of said property being in the County

on June 22, 2023 at 10:00 am.

May 03, 2023

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

Deputy Clerk

THIRD INSERTION Notice of Application for Tax Deed

sessed are as follows: Year of Issuance: 06/01/2018

By: Susannah Hennessy Deputy Clerk

Call **941-906-9386** or email legal@businessobserverfl.com

Certificate #: 1411536

SEVEN SPRINGS HOMES UNIT 1 PB 12 PGS 44-45 LOT 130 OR

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

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, May 03, 2023

Deputy Clerk

THIRD INSERTION

Name(s) in which assessed: BOGSTED MICHAEL ESTATE OF REGINA WALSH

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

May 03, 2023

Deputy Clerk May 19, 26; June 2, 9, 2023

THIRD INSERTION Notice of Application for Tax Deed

NOTICE IS HEREBY GIVEN,

Description of Property: 09-25-16-0760-00000-1660

OR UTILITIES OR 7204 PG 219 Name(s) in which assessed: JAMES CABRAL

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 June 22, 2023 at 10:00 am.

May 19, 26; June 2, 9, 2023 23-00756P

NOTICE IS HEREBY GIVEN,

Certificate #: 1807251

JAMES COCHRAN

Unless such certificate shall be

May 03, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

May 19, 26; June 2, 9, 2023 23-00767P

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CASE NO.:

 ${\bf 2022CA000504CAAXWS}$

PHH MORTGAGE CORPORATION,

DANIEL P. HALL; UNKNOWN

SPOUSE OF DANIEL P. HALL:

LONGLEAF NEIGHBORHOOD

ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to

an Order Resetting Sale entered

on May 17, 2023 in Civil Case No.

2022CA000504CAAXWS, of the

Circuit Court of the SIXTH Judicial

Circuit in and for Pasco County.

Florida, wherein, PHH MORTGAGE

CORPORATION is the Plaintiff, and DANIEL P. HALL; LONGLEAF

NEIGHBORHOOD ASSOCIATION,

INC. are Defendants.

The Clerk of the Court, Nikki

Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.

realforeclose.com on June 21, 2023

at 11:00:00 AM EST the following

described real property as set forth in

said Final Judgment, to wit: LOT 7, BLOCK 1, LONGLEAF, PHASE ONE, ACCORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 37,

PAGES 140 THROUGH 147 IN-CLUSIVE, 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

Plaintiff, VS.

SECOND INSERTION

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2021CA001996CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUSTEE OF FIRSTKEY MASTER

FUNDING 2021-A COLLATERAL Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF RONALD L CHAPMAN AKA RONALD LEE CHAPMAN. DECEASED: JACK W. HENSLEY: MELANIE BOOHER A/K/A MELANIE J. BOOHER: JOSEPH KYLE CHAPMAN: RHONDA JEAN CHAPMAN; AMBER NICOLE DEROSIER: RONALD LEE CHAPMAN; PASCO COUNTY BOARD OF COUNTY

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE SIXTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR PASCO

CIVIL DIVISION

Case No.

512022CA002061CAAXWS

Division J3

NATIONS DIRECT MORTGAGE,

UNKNOWN HEIRS DEVISEES

TRUSTEES OF DAVID LINEMAN

A/K/A DAVID JUDE LINEMAN

DECEASED; SHANNON HILL, AS KNOWN HEIR OF DAVID

JUDE LINEMAN A/K/A DAVID J. LINEMAN, DECEASED,

UNKNOWN TENANTS/OWNERS,

Notice is hereby given, pursuant to

Final Judgment of Foreclosure for Plaintiff entered in this cause on May

12, 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:

THE WEST 150 FEET OF LOT

18, BLOCK A, US#19, NO. 9 ADDITION, ACCORDING TO THE

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

Case No.:

512022CA002255CAAXES

NATIONAL PROPERTIES, LLC,

Plaintiff, Vs. BRAYTEN MYKEL HUBER;

BRAYTEN MYKEL HUBER; AND UNKNOWN PARTY IN

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclo-

sure dated March 6, 2023, and en-

tered in 512022CA002255CAAXES

of the Sixth Judicial Circuit in and

for PASCO County, Florida, wherein, NATIONAL PROPERTIES, LLC,

Plaintiff and BRAYTEN MYKEL

HUBER; UNKNOWN SPOUSE OF BRAYTEN MYKEL HUBER;

AND UNKNOWN PARTY IN POS-

SESSION, et. al., are Defendants. NIKKI ALVAREZ-SOWLES, ESQ.

as the Clerk of Circuit Court &

Comptroller, will sell to the highest

bidder for cash at WWW.PASCO.

REALFORECLOSURE.COM, at the

hour of 11:00 A.M., on the 26th day of

June, 2023, the following described

property as set forth in the Final

Legal Description: LOT 37, RE-

PLAT OF BRIGHTWOOD ES-

TATES, A SUBDIVISION ACCORDING TO THE MAP OR

PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 23, PAGES

20 AND 21, OF THE PUBLIC

RECORDS OF PASCO COUN-

TY, FLORIDA, TOGETHER WITH BOTH SIDES OF 1991

Judgment, to-wit:

UNKNOWN SPOUSE OF

POSSESSION,

A/K/A DAVID J. LINEMAN,

LINEMAN A/K/A DAVID

UNKNOWN SPOUSE OF

SHANNON HILL, AND

Defendants.

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

LLC

COUNTY

COMMISSIONERS: STATE OF FLORIDA: CROWN ASSET MANAGEMENT, LLC ASSIGNEE OF GENERAL ELECTRIC CAPITAL CORPORATION SYNCHRONY BANK (CHEVRON AND TEXACO CREDIT); ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s),

To the following Defendant(s): RONALD LEE CHAPMAN 5255 School Road

New Port Richey, FL 34653-4754 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:

LOT 865-G, RIDGEWOOD
GARDENS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 132,

SECOND INSERTION

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 2036 Melody Drive, Holiday, FL 34691 has been filed against you and you

are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 06/26/2023, a date which is within thirty (30) days after the first publication of this Notice 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.

This notice is provided pursuant to

Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILI-TIES ACT , 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 PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (727) 847-2411 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 22nd day of May, 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court

(SEAL) By /s/ Y. Amburgey As Deputy Clerk Kellev Kronenberg

Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 May 26; June 2, 2023 23-00835P

VIN(S) #N813217A, #N813217B and commonly known as: 7533 MARYLAND AVE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public sale, to the highest

21, 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

and best bidder, for cash, online at

www.pasco.realforeclose.com, on June

before the clerk reports the surplus as 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.

PLAT THEREOF AS RECORD-Dated this 24th day of May, 2023 ED IN PLAT BOOK 5, PAGE 66, OF THE PUBLIC RECORDS By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff OF PASCO COUNTY, FLORI-DA; LESS AND EXCEPT THE Invoice to: NORTH 250 FEET THEREOF. Kass Shuler, P.A. TOGETHER WITH THAT CER-1505 N. Florida Ave. TAIN 2007 KINGSWOOD MOBILE HOME SITUATE THERE-Tampa, FL 33602-2613 ForeclosureService@kasslaw.com - I.D. #N813217 A AND F327486/2218154/wll #N813217B. MOBILE HOME, May 26; June 2, 2023 23-00846P NOTICE OF FORECLOSURE SALE FOR PASCO COUNTY, FLORIDA

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES SERIES 2017-RPL1,

LYNNE ORTIZ; UNKNOWN SPOUSE OF LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Fore-closure In Rem dated May 17, 2023, entered in Civil Case No.: 2023CA-000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILM-INGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORT-GAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, and LYNNE OR-TIZ; STATE OF FLORIDA DEPART-

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 21st day of June, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK B, WEDGE-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, 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 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.

who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi-

County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richev

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

Dated: May 23, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400

Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-50135

May 26; June 2, 2023 23-00844P

SECOND INSERTION

If you are a person with a disability sion of certain assistance. Please contact: Public Information Dept., Pasco

352.521.4274, ext 8110 (voice)

before the scheduled appearance is less than seven days.

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

CASE NO.: 2023CA000223CAAXWS

Defendant(s).

MENT OF REVENUE, are Defendants.

WOOD VILLAGE, ACCORD-

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

CIRCUIT CIVIL DIVISION CASE NO.: 2020-CA-000627-WS MCLP ASSET COMPANY, INC. Plaintiff(s),

MALCOM D. TATE;

Defendant(s).NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 16, 2023 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of June, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

BUILDING SIX, UNIT 602, PHASE TWO OF, CEDAR POINTE, A CONDOMINIUM, as recorded in Plat Book 18, pages 138-140 of the Public Records of Pasco County, Florida, together with an undivided interest or share in the common elements appurtenant thereto according to the Declaration of Condominium thereof, as recorded in Official Records Book 1023, Pages 1567-1633, and all amendments thereto, of the Public Records of Pasco County, Florida.

Parcel Identification Number: 16-26-16-055B-00600-0020. Property address: 6141 Chesham Drive, New Port Richey, FL 34653 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel

for Plaintiff designates attorney@

padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION DEPT., PASCO COUNTY GOVERNMENT CENTER. 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 HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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. Respectfully submitted.

/s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) $attorney @ padgettlaw group.com \\ Attorney for Plaintiff$ TDP File No. 22-010732-1 May 26; June 2, 2023 23-00815P

lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT

AMERICANS WITH DISABILI-TIES 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, 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 22 day of May, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Y. Ullman Esq FBN: 106751 Digitally signed by Zachary Ullman Date: 2023-05-22 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5689B May 26; June 2, 2023

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 51-2015-CA-000322ES HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006-FRE1, Asset Backed Certificates, Series 2006-FRE1, Plaintiff, vs.

Darrick Fullwood, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 51-2015-CA-000322ES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006- FRE1, Asset Backed Certificates, Series 2006-FRE1 is the Plaintiff and Darrick Fullwood; Angela Fullwood; Plantation Palms Homeowners Association, Inc.; Plantation Palms Villas Homeowners Association, Inc. 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 29th day of June, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 793, OF PLANTATION PALMS PHASE SIX, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 78

THROUGH 81, OF THE PUB-LIC 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 19th day of May, 2023.

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 15-F10676 May 26; June 2, 2023 23-00822P

SECOND INSERTION

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

PASCO COUNTY, FLORIDA CASE NO. 2022CA002845CAAXES MIDFIRST BANK PATRICK ANTOINE; CHRISTINE ANTOINE A/K/A CHRISTINE BROWN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AQUA FINANCE, INC; MICHAEL C.

MANTEI; VALENCIA GARDENS HOMEOWNER'S ASSOCIATION, INC.

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 02, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the propertv situated in Pasco County, Florida,

LOT 203, VALENCIA GAR-DENS PHASE ONE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 116 THROUGH 123, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

a/k/a 2944 BILLINGHAM DR, LAND O LAKES, FL 34639-

at public sale, to the highest and best bidder, for cash, online at www.pasco.

realfore close.com, on June 20, 2023 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated at St. Petersburg, Florida this 17th. day of May, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North. St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000008393

May 26; June 2, 2023 23-00809P

MOBILE HOME MODEL OAKS VIN #32620255AD AND 32620255BD. Parcel ID #: 09-26-21-0060-00000-0370

SECOND INSERTION Commonly known as: 36344 Teakwood Avenue, Zephyrhills, Florida 33541

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, as per the requirements set forth in Fla.

AMERICAN WITH DISABILITIES ACT:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530

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

NOTICE SHALL BE THIS PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS AND PUBLICATIONS LAST RUN MUST FINISH FIVE (5) DAYS PRIOR TO THE SALE DATE. Dated this the 10th day of May 2023.

/s/ Jaison James Jaison James, Esq., FBN 0097648 Abraham & Sweeney, PLLC 13014 N Dale Mabry Hwy., Suite 805 Tampa, Florida 33618 P: (813) 813-789-7806; F: (727) 342-6804 Attorney for the Plaintiff Email Service: jjames@abrahamsweeney.com May 26; June 2, 2023 23-00810P

SECOND INSERTION

SECOND INSERTION

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

2023CA000092CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES S. COMBS A/K/A CHARLES S. COMBS, JR., DECEASED, ET AL.,

Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 17, 2023 entered in Civil Case No. 2023CA000092CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES S. COMBS A/K/A CHARLES S. COMBS, JR., DECEASED; LETA MARIE ARENA A/K/A LITA MARIE ARENA, are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale $\,$ at www.pasco.realforeclose.com beginning at 11:00 AM on June 21, 2023 the following described property as set forth in said Final Judgment, to-wit:.

TRACT 63, EXCEPT THE NORTH 90 FEET OF THE EAST 150 FEET AND EXCEPT THE WEST 510 FEET, IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLO-NY COMPANY LANDS, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THAT MO-BILE/MANUFACTURED HOME

DESCRIPTION: 536033, 34, 35, MK REGENCY MANOR, MDL NA, SZ 1863.00, USED, BLT 1994, MFG NOBIL-ITY, MDL REGENCY MANOR, LEN 56.00, WID 40.00, YR 1995. Property Address: 36835 Judee

Drive, Zephyrhills, FL 33541 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this 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. Kelley Kronenberg 10360 W. SR. 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail:

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1: UNKNOWN TENANT #2, Defendant(s),
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 17, 2023 entered in Civil Case No. 2022CA-001146CAAXWS in the Circuit Court of

IN AND FOR

THE BANK OF NEW YORK MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE CERTIFICATEHOLDERS

Plaintiff, v. MATTHEW HOLDEN A/K/A

MATTHEW HOLDEN A/K/A

BY, THROUGH, UNDER OR

MATTHEW L. HOLDEN;

OF CWABS INC., ASSET-BACKED

CERTIFICATES, SERIES 2007-11,

MICHAEL ANTHONY HOLDEN; UNKNOWN SPOUSE OF

MATTHEW L. HOLDEN; SYNOVUS BANK; ALL UNKNOWN

PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-11. Plaintiff and MATTHEW HOLDEN A/K/A MATTHEW L. HOLDEN; MI-CHAEL ANTHONY HOLDEN; UN-KNOWN SPOUSE OF MATTHEW HOLDEN A/K/A MATTHEW L. HOLDEN N/K/A VICTORIA HOLD-EN; SYNOVUS BANK; UNKNOWN TENANT #1 N/K/A SHANE SHARER: UNKNOWN TENANT #2 N/K/A ERIN HOSTETTER are defendants, Nichole Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco. realforeclose.com beginning at 11:00

SECOND INSERTION

PASCO COUNTY

NOTICE OF FORECLOSURE SALE Judgment, to-wit:. LOT 408, HILLDALE, UNIT FOUR, ACCORDING TO THE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT MAP OR PLAT THEREOF AS PASCO COUNTY, FLORIDA CASE NO.: RECORDED IN PLAT BOOK 15, PAGES 66 AND 67, OF THE 2022CA001146CAAXWS PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA. Property Address: 7721 Heather Street, New Port Richey, FL 34653 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324

Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette

Jason M. Vanslette, Esq. FBN: 91185 File No: M22099-JMV

May 26; June 2, 2023 23-00831P

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

CASE NO. 2023CP000730CPAXWS IN RE: THE ESTATE OF PHILOMENA SYLVIA FOMKIN. A/K/PHILOMINA FOMKIN

The administration of the Estate resentative and the Personal

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

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

ALL CLAIMS NOT FILEDWITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 May 26, 2023.

Personal Representative MICHAEL F. FOMKIN

New Town, PA 18940 Attorney for Personal Representative Jerrold Slutzky, Esq. Attorney for Personal Representative Florida Bar Number: 95747 Slutzky Law Firm 853 Main Street, Suite A Safety Harbor, FL 34695

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. :2023-CP-0680 IN RE: ESTATE OF SHERRY LARAINE HAUSLADEN HUBBS A/K/A SHERRY HAUSLADEN Deceased.

To: Jasmine Nelson

YOU ARE NOTIFIED that a Petition for Summary Administration pursuant to Florida Statute §735.203 has been filed in this court. This action involves real property in Pasco County, Florida (the "Property") more particularly described as:

Lot 13, of the Unrecorded Plat of Bayonet Point Heights, of Pasco County, Florida, being further described as follows:

The East 50 feet of the West 550 feet of the South 1/2 of Tract 20, of Port Richey Land Company Subdivision of Section 10, Township 25 South, Range 16 East, as shown in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida; the North 25 feet subject to easement for public road right-of-way and utilities. TOGETHER WITH THAT CERTAIN 2006 FLEETWOOD DOUBLE WIDE MOBILE HOME BEARING VIN NUM-GAFL875A79798CG21 AND GAFL875B79798CG21. Property Address: 7318 Allyson St, Port Richey, FL 34668 Parcel Identification No.

10-25-16-0260-00000-0130 This action was instituted in the Sixth Judicial Circuit Court, Pasco County, Florida, and is styled Estate of Sherry Laraine Hausladen Hubbs a/k/a Sherry Hausladen.

You are required to serve a copy

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY,

FLORIDA

CIVIL DIVISION: CASE NO.: 2023-CA-003091

SPECIALIZED LOAN SERVICING

BENEFICIARIES, DEVISEES.

CREDITORS, TRUSTEES AND

INTEREST IN THE ESTATE OF

MARY M RODRIGUEZ A/K/A

MARY RODRIGUEZ, et al,

MARY RODRIGUEZ

ALL OTHERS WHO MAY CLAIM

To: UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-

EES AND ALL OTHERS WHO MAY

CLAIM INTEREST IN THE ESTATE

OF MARY M RODRIGUEZ A/K/A

LAST KNOWN ADDRESS: UN-KNOWN, CURRENT ADDRESS: UN-

YOU ARE HEREBY NOTIFIED

that an action to foreclose Mortgage

covering the following real and person

al property described as follows, to-wit: LOT 10, LAURELWOOD AT

SILVER OAKS, AS PER PLAT

THEREOF RECORDED IN PLAT BOOK 32, PAGE 110,

PUBLIC RECORDS OF PASCO

has been filed against you and you are

required to file a copy of your written

defenses, if any, to it on Orlando De-

COUNTY, FLORIDA.

ASSIGNEES, LIENORS,

LLC.

Plaintiff, vs.

Defendants.

KNOWN

UNKNOWN HEIRS,

SECOND INSERTION

of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 6/26/2023 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

This notice shall be published once a week for four consecutive weeks in Business Observer.

DATED on 5/24/2023 Clerk of the Circuit Court (SEAL) By: /s/Thomas Haines As Deputy Clerk

Michele Diglio-Benkiran, Esquire C/O Legal Counsel, P.A., 13330 West Colonial Drive Unit 110 Winter Garden, Florida 34787

May 26; June 2, 9, 16, 2023 23-00852P

SECOND INSERTION

23-00845P

ftlrealprop@kelleykronenberg.com

/s/ Jordan Shealy

FBN: 1039538

Jordan Shealy, Esq.

File No: M22261-JMV

May 26; June 2, 2023

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

Case #: 2022CA001922CAAXWS DIVISION: J2 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Valerie Lyn Stewart a/k/a Valerie L. Stewart; Scott David Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Michael Howard Schwimmer; Karen Wulff a/k/a Karen Schwimmer; Unknown Spouse of Valerie Lyn Stewart a/k/a Valerie L. Stewart; Unknown Spouse of Scott David Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Unknown Spouse of Michael Howard Schwimmer; Unknown Spouse of Karen Wulff a/k/a Karen Schwimmer; Two Capri Village Condominium Association. Inc.; Timber Oaks Community Services Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The

Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN; Michael Howard Schwimmer: LAST KNOWN ADDRESS:3000 Portofino Circle, Apt 124, Palm Beach Gardens, FL 33418, and Unknown Spouse of Michael Howard Schwimmer: LAST KNOWN AD-DRESS:3000 Portofino Circle, Apt 124, Palm Beach Gardens, FL 33418

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

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

UNIT 60, PHASE IV, TWO CA-PRI VILLAGE CONDOMIN-IUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN CONDOMINI-UM PLAT BOOK 4, AT PAGES 77-86, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

TOGETHER WITH AN UN-DIVIDED PERCENTAGE IN-TEREST OR SHARE IN THE COMMON ELEMENTS AP-PURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RE-STRICTIONS, EASEMENTS, TERMS AND OTHER PROVI-

SIONS OF THE DECLARA-TION OF CONDOMINIUM OF TWO CAPRI VILLAGE CON-DOMINIUM, AS RECORDED IN O.R. BOOK 1700, AT PAGES 1273 THROUGH 1349, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AM on June 21, 2023 the following de-

scribed property as set forth in said Final

more commonly known as 11604 Versailles Lane, Port Richey, FL 34668. This action has been filed against you

and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 06/26/2023 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired call 711.

WITNESS my hand and seal of this Court on the 22nd day of May, 2023.

Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Y. Amburgey Deputy Clerk LOGS LEGAL GROUP LLP.

Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360,

Boca Raton, FL 33431 22-325903 FC01 RFT May 26; June 2, 2023 23-00830P

SECOND INSERTION

PROBATE DIVISION

ZERVOS, Deceased.

of Philomena Sylvia Fomkin a/k/a Philomina Fomkin Zervos, deceased, whose date of death was January 8, 2023, File Number 2023CP-000730CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative's attorney are set forth

ON THEM.

THIS NOTICE.

NOTWITHSTANDING THE TIME

Personal Representative 61 Honey Locust Lane

Telephone: (727) 475-6200

Email: jerryslulaw@gmail.com

May 26; June 2, 2023 23-00816P

required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on

luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 06/26/2023 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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

WITNESS my hand and seal of said Court on the 22nd day of May, 2023. Nikki Alvarez-Sowles, Esq.

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Y. Amburgey Deputy Clerk DELUCA LAW GROUP PLLC

PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 23-05535-1

May 26; June 2, 2023 23-00827P

SECOND INSERTION

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

DIVISION Case No. 2023CA000320CAAXES Freedom Mortgage Corporation Plaintiff, vs.

Renato Simon Beauchamp Tirado; Unknown Spouse of Renato Simon Beauchamp Tirado; Hidden River Homeowners Association, Inc. Defendants.

TO: Renato Simon Beauchamp Tirado and Unknown Spouse of Renato Simon Beauchamp Tirado

Last Known Address: 3188 Nubbin Ridge Lane Zephyrhills, FL 33540

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

LOT 274, OF HIDDEN RIVER PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 79, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

has been filed against you and you are

or before 06/26/2023, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability

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

services.
DATED on May 22, 2023.

Nikki Alvarez-Sowles As Clerk of the Court By Y. Amburgey As Deputy Clerk

File # 23-F00112 May 26; June 2, 2023 23-00828P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

PASCO COUNTY. FLORIDA PROBATE DIVISION File No. 2023-CP-000754-WS IN RE: ESTATE OF JAMES T. WIXTEAD

Deceased. The administration of the estate of JAMES T. WIXTEAD, 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 P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and address-

are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a

es of the personal representatives and

the personal representatives' attorney

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 26, 2023. Personal Representatives:

/s/ David J. Wollinka DAVID J. WOLLINKA /s/ James E. Wixtead JAMES E. WIXTEAD Attorney for Personal Representatives:

/s/ David J. Wollinka DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 26; June 2, 2023 23-00811P