

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GOTTA HAVE SKILLZ, located at 10340 Azeala dr., in the City of PORT RICHEY, County of Pasco, State of FL, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Remember Your Goals located at 7051 Sandalwood Dr in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, June 27, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line June 16, 2023, at 6:00am and ending June 27, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

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 MyCare ACO located at 1785 Northpointe Parkway, Lutz, FL 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of JC COOLING located at 10633 RABBIT DR in the City of NEW PORT RICHEY, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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

FIRST INSERTION
NOTICE OF ACTION FOR PETITION TO TERMINATE PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2023-DR-0646-ES
IN RE: The Interest of A.D.T., a minor child
TO: LIZETH PEREZ
4515 Triana Blvd SW Apt A
Huntsville, Alabama 35805

FIRST INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, June 27, 2023, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line June 16, 2023, at 6:00am and ending June 27, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sunset Vibe Chefs located at 19398 Great Intention Way in the City of Lutz, Pasco County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 16.98 acres to serve the Road / Residential project known as Connerton Boulevard 2nd Extension. The project is located in Pasco County, Section(s) 19, 20, Township 25 South, Range 19 E. The permit applicant is Lennar Homes LLC, 4301 Boy Scout Boulevard, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.067.

FIRST INSERTION
NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 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.

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668
B204 Kirly Mejia
B300 Leanna Bayer
B427 Stevan Keith
Vin# 1HFSC49035A302514
A837 AC Candace Page
B491-491 Donald Andrushko

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CASE NO: 2023-DR-0646-ES
IN RE: The Interest of A.D.T., a minor child
TO: LIZETH PEREZ
4515 Triana Blvd SW Apt A
Huntsville, Alabama 35805

FIRST INSERTION
NOTICE OF SHERIFF'S SALE
Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County Civil Court, Court of Pinellas County, Florida on the 26th day of January, 2021, in the cause wherein Victor A Minetti, was Plaintiff, and Superior Custom Creations LLC a Florida Limited Liability Company and Donald Keith, was Defendant, being case number 2019-006362-CI in said Court.

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 197.00 acres to serve the Residential project known as Connerton Village 4 Phases 2A-2C. The project is located in Pasco County, Section(s) 19, 20, Township South 25, Range 19 E. The permit applicant is Lennar Homes LLC, 4301 Boy Scout Boulevard, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.068.

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

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541
E5 James Moore
B41 Cameron Boone
C36 Melanie Gencaloglu
C73 Wilfredo Reyes
E34 Damian Tertulino
E58 Thomas Somers
E65 Jorge Pena Jr.
F18 John Philip Wysocki
F20 Christina Miller
F41 Ashley Markus
F59 Blaine Watkins

FIRST INSERTION
NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2022-DR-6467-ES
Division: K
IN RE: The Name Change of a Minor Child DEBORAH BRATZ and MIH-CAEL BRATZ, Petitioners.

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of jimmy's tractor service, located at 18404 lawrence rd, in the City of dade city, County of Pasco, State of FL, 33523, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of JOHN CHARLES GLASER, if deceased any unknown heirs or assigns, and JAMES COFFMAN, will, on June 22, 2023, at 10:00 a.m., at 11231 Nomad Lane, Lot #209, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1971 COVE MOBILE HOME, VIN: 250SE1LAF1906, TITLE NO.: 0004609371 and all other personal property located therein

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 197.00 acres to serve the Residential project known as Connerton Village 4 Phases 2A-2C. The project is located in Pasco County, Section(s) 19, 20, Township South 25, Range 19 E. The permit applicant is Lennar Homes LLC, 4301 Boy Scout Boulevard, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.068.

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Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
June 9, 2023 23-00907P

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June 9, 2023 23-00897P

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Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
June 9, 2023 23-00899P

FIRST INSERTION
NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
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Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
June 9, 2023 23-00909P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com
Business Observer
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon Friday Publication
Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-000603
In Re: The Estate of
**CHRISTOPHER A BRENNER,
Deceased.**

The administration of the estate of CHRISTOPHER A BRENNER, deceased, whose date of death was March 1st, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative:

CHRISTINA BRENNER

38832 Henry Dr.

Zephyrhills, FL 33542

Attorney for Personal Representative:

Michael L. Severe, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 1028833

15310 Amberly Dr.

Tampa, Florida 33647

Telephone: (813) 384-3387

E-mail:

michael@mytampalawgroup.com

June 9, 16, 2023

23-00892P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES

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

Case No. 2020-CA-1832-WS
Division J3

ALL CREDIT CONSIDERED

MORTGAGE, INC.,

Plaintiff, vs.

**PAMELA FELECIA MITCHELL,
And LONG LAKE RANCH MASTER
ASSOCIATION, INC.**

Defendants.

NOTICE IS HEREBY GIVEN, that the property described below will be sold pursuant to the Second Amended Final Judgment of Foreclosure dated May 31, 2023, in the above-styled cause, in the manner provided by Section 45.031, Florida Statutes, and as follows:

a. A description of the property being sold, to wit:
LOT 32, BLOCK 17 OF LONG LAKE RANCH VILLAGE 6 PARCEL A, ACCORDING TO THE PLAT: thereof recorded in Plat Book 71, pages 78 through 81, of the Public Records of Pasco County, Florida.
Parcel ID: 28 26 18 0070 01700 0320

b. Time and place of sale: July 6, 2023, to the highest bidder for cash, at the courthouse located at Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, Florida, by electronic sale beginning at 11:00 a.m. on the prescribed date at www.pasco.realforeclose.com.

c. The sale will be made pursuant to the Second Amended Final Judgment of Foreclosure entered on May 31, 2023.

d. The caption of this action is: All Credit Considered Mortgage, Inc. v. Pamela Felecia Mitchell

and Long Lake Ranch Master Association, Inc., Pasco County Case No. 2020-CA-1832-WS.

e. The name of the clerk making the sale: Nikki Alvarez-Sowles, Clerk of the Circuit Court.

f. 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: June 6, 2023

s/ Melissa D. Munroe

Melissa D. Munroe, Esq.

Attorney for Plaintiff

Fla. Bar 835234

Korshak & Associates, P.A.

950 S. Winter Park Dr., Suite 320

Casselberry, FL 32707

Tel.: (407) 855-3333

Fax: (407) 855-0455

Primary email:

mmunroe@korshaklaw.com

Secondary email:

shg@korshaklaw.com

June 9, 16, 2023

23-00924P

FIRST INSERTION

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

CASE NO. 2021CA000999CAAXWS
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF ARNOLD
FLORIO, DECEASED, et. al.
Defendant(s).

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

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

UNIT NO. 22B, THE POINTE WEST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AND A PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT THERETO AS RECORDED IN O.R. BOOK 700, PAGE(S) 319 THROUGH 416, AND SUBSEQUENT AMENDMENTS THERETO, AND AS RECORDED IN PLAT BOOK 12, PAGE(S) 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-10-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this day of JUN 05 2023.

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

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

PRIMARY EMAIL: flmail@raslg.com

THIS NOTICE SHALL BE
PUBLISHED ONCE A WEEK FOR
TWO (2) CONSECUTIVE WEEKS.

21-012223
June 9, 16, 2023

23-00914P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000757-WS
IN RE: ESTATE OF
**HEBER D. HANSEN
Deceased.**

The administration of the estate of HEBER D. HANSEN, deceased, whose date of death was February 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 9, 2023.

Personal Representative:

LISA R. INGRAHAM

10015 Trinity Blvd., Suite 101

Trinity, FL 34655

Attorney for Personal Representative:

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

June 9, 16, 2023

23-00903P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-00085CPAXES
IN RE: ESTATE OF
**PATRICIA C. LEWIS
Deceased.**

The administration of the estate of Patricia C. Lewis, deceased, whose date of death was January 15, 2023, 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, Florida 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 9, 2023.

Personal Representative:

s/ Deirdre A. Stafford

Deirdre A. Stafford

25099 Camp Castle Rd.

Brooksville, FL 34601

Attorney for Personal Representative:

s/ Robert W. Bible

Robert W. Bible, Jr., Esquire

Independent of Counsel

Florida Bar Number: 561398

Law Offices of Joseph F. Pippen, Jr. & Associates, PL

1920 E Bay Dr.

Largo, FL 33771

Direct: (727) 710-5166

Office: (727) 586-3306

Email: Robert@atypip.com

Secondary Email: suzie@atypip.com

June 9, 16, 2023

23-00918P

FIRST INSERTION

NOTICE TO CREDITORS
**RE: BARBARA A. HAUGEN,
Deceased**
**TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT**
The above-named Decedent, established a Living Trust, entitled BARBARA ANN LIVING TRUST, dated SEPTEMBER 12, 2019

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is June 9, 2023.

/s/ Leo A. McCarthy Jr.

LEO A. MCCARTHY JR.

8808 BRAZIL ST.

ZEPHYRHILLS, FL 33540

813-924-1297

June 9, 16, 2023

23-00931P

FIRST INSERTION

NOTICE TO CREDITORS
RE: ANN MYERS, Deceased
**TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEDENT**
The above-named Decedent, established a Living Trust, entitled MYERS LIVING TRUST, dated MARCH 22, 2017

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this notice is June 9, 2023.

/s/ Brandie K. Hunter

**REVOLUTION FIDUCIARY
SERVICES**

13742 17TH ST.

DADE CITY, FL 33525

813-335-6900

June 9, 16, 2023

23-00927P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT,
IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023CP000843CPAXWS
IN RE: THE ESTATE OF
**MITCHELL STUART FRARY, a/k/a
MITCHELL S. FRARY,
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 Cathleen L. Ryan, 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 16, 2022; that the total value of the estate is \$57,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JASON LAWRENCE FRARY
10225 Ulmerton Rd. # 12B,
Largo, FL 33771

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent are notified that:

Name Address
Theresa Crosson Werner
9212 Bonnington Drive
Trinity, FL 34655

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is June 9, 2023.

Person Giving Notice:

Theresa Crosson Werner

9212 Bonnington Drive

Trinity, Florida 34655

Attorney for Person Giving Notice:

David A. Hook, Esq.

E-mail addresses:

courtserve@elderlawcenter.com,

stacey@elderlawcenter.com,

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

June 9, 16, 2023

23-00933P

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
CIRCUIT CIVIL DIVISION

CASE NO.:
2020CA001863CAAXWS

**US BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
THE CHALET SERIES IV TRUST,
Plaintiff, v.**

**DENISE DENOVA, et. al.,
Defendants**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 2, 2023 and an Agreed Order Denying Defendant's Motion for Rehearing and Resetting Sale dated May 26, 2023, issued in and for Pasco, Florida, in Case No. 2020CA001863CAAXWS, wherein US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST is the Plaintiff, and DENISE DENOVA, KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., SYNOVUS BANK, SUCCESSOR BY MERGER TO FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION, AS TRANSFEREE OF ALL ASSETS FROM FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR CORTEZ COMMUNITY BANK, UNKNOWN SPOUSE OF DENISE DENOVA, UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are the Defendants.

The Clerk of the Court, PASCO CLERK OF COURT-EAST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 01, 2023, at electronic sale beginning at 11:00

am, at www.pasco.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 232, KEY VISTA PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 2521 Eagles Crest Court, Holiday, FL 34691

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. 2022CA000923CAAXWS

Division J2 NAVY FEDERAL CREDIT UNION Plaintiff, vs.

TANNA A. HALFACRE, UNKNOWN SPOUSE OF TANNA A. HALFACRE, FOUNDATION FINANCE COMPANY LLC, PASCO COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 2, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 154, BROWN ACRES UNIT FIVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 77, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 11005 TAFT DR, PORT RICHEY, FL 34668; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 10, 2023 at 11:00 A.M..

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

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

Dated this 6th day of June, 2023 By: /s/ George Zamora George Zamora Attorney for Plaintiff

Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com June 9, 16, 2023 23-00923P

FIRST INSERTION

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

CASE NO. 2022CA001721CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff,

vs. JAMES E. GANGWER, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 12, 2023, and entered in 2022CA001721CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JAMES E. GANGWER, JR.; WELLS FARGO BANK, N.A. SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 10, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 244, ORANGEWOOD VILLAGE UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 8, PAGE 29. Property Address: 4958 FRUITWOOD LOOP, HOLIDAY, FL 34690

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

dance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 6th day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-031338 - NaC June 9, 16, 2023 23-00926P

FIRST INSERTION

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

Case No. 2023CA003451CAAXES Wells Fargo Bank, N.A. Plaintiff, vs.

The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Francisco Rey Martinez Acevedo a/k/a Francisco R. Martinez Acevedo, Deceased; et al. Defendants.

TO: The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Francisco Rey Martinez Acevedo a/k/a Francisco R. Martinez Acevedo, Deceased Last Known Address: Unknown

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

LOT 3, BLOCK 47, OF CONNERTON VILLAGE TWO PARCEL 218, PHASE 1C, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE(S) 26 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 7-10-23, 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED ON JUN 05, 2023. Nikki Alvarez-Sowles As Clerk of the Court By /s/ Patty Hoogewind As Deputy Clerk

File # 23-F00410 June 9, 16, 2023 23-00917P

FIRST INSERTION

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

CASE NO. 2022CA003045CAAXES REVERSE MORTGAGE FUNDING LLC, Plaintiff,

vs. CHRISTINE T. BOCANFUSO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 13, 2023, and entered in 2022CA003045CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and CHRISTINE T. BOCANFUSO; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THE GROVES GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC. 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 12, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK AB, GROVES - PHASE IA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGES 120 THROUGH 150, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 20845 EUSTIS ROAD, LAND O LAKES, FL 34637

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 5th day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-079328 - RyC June 9, 16, 2023 23-00920P

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

CASE NO.: 51-2016-CA-001556-CAAX-WS NATIONSTAR MORTGAGE LLC, AS SUBSTITUTED PLAINTIFF FOR COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC, Plaintiff,

vs. JENNY LOU PATCH A/K/A JENNY LOU ADAMS AND PATCH, UNKNOWN SPOUSE OF JENNY LOU PATCH, IF ANY; JOHN DOE OR ANY OTHER PERSON IN POSSESSION; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, WHETHER LIVING OR NOT, AND WHETHER SAID UNKNOWN PARTIES CLAIMS AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR IN ANY OTHER CAPACITY, CLAIMING BY, THROUGH

UNDER OR AGAINST THE NAMED DEFENDANTS IN POSSESSION OF THE SUBJECT PROPERTY, Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale dated the 30th day of May 2023, and entered in Case No. 51-2016-CA-001556-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JENNY LOU PATCH A/K/A JENNY LOU ADAMS; and UNKNOWN TENANT N/K/A STEPHEN ADAMS 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 5th day of July 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment,

FIRST INSERTION

to wit: Lot 12 and East 30' of Lot 11, Block 141, City of New Port Richey, According to the plat thereof as recorded in Plat Book 4 Page 49 of the Public Records of Pasco County, Florida.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext

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

Dated this 5th day of June 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156

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 2.516 eservice@decubaslewis.com 23-00103 June 9, 16, 2023 23-00921P

FIRST INSERTION

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

Case No. 2021CA001024CAAXES

PennyMac Loan Services, LLC, Plaintiff, vs.

JANEEN CROSSON, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA001024CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and JANEEN CROSSON; Unknown Spouse of Janeen Crosson; D. R. Horton, Inc.; Epperson South 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 5th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 25, EPPERSON RANCH SOUTH PHASES 2F-1 AND 2G-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 34 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 31st 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 ELCourtDocs@brockandscott.com By: /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F00464 June 9, 16, 2023 23-00890P

FIRST INSERTION

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

CASE NO.: 2023CA000223CAAXWS 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, Plaintiff, vs.

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., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated May 17, 2023 and an Order Canceling and Rescheduling Foreclosure Sale dated May 24, 2023, entered in Civil Case No.: 2023CA000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein 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, Plaintiff, and LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE, are Defendants. NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 25th day of July, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK B, WEDGEWOOD VILLAGE, ACCORDING 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.

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: May 31, 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 June 9, 16, 2023 23-00899P

FIRST INSERTION

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

CASE NO.: 2022CA001342CAAXES

FREEDOM MORTGAGE CORPORATION Plaintiff, vs.

MICHAEL S. OMANS A/K/A MICHAEL SCOTT OMANS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA ALYSSA WALTERS; CHRISTY MARIE BARNHOUSE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 1st day of June, 2023, and entered in Case No. 2022CA001342CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL S. OMANS A/K/A MICHAEL SCOTT OMANS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA ALYSSA WALTERS; CHRISTY MARIE BARNHOUSE; and UNKNOWN TENANTS 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 at www.pasco.realforeclose.com at 11:00AM on the 1st day of August, 2023, the following described property as set forth in said Final Judgment, to wit:

THE WEST 131.4 FEET OF THE SOUTH 1/2 OF TRACT 95, ZEPHYRHILLS COLONY COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF PASCO

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

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

Dated this 1st day of June, 2023. By: /s/ Carly Johansson Carly Johansson Bar No. 649430 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0655 June 9, 16, 2023 23-00900P

FIRST INSERTION

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

CASE NO. 2023CA000616CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE ON BEHALF OF THE
HOLDERS OF THE TERWIN
MORTGAGE TRUST 2006-1,
ASSET-BACKED SECURITIES,
TMTS SERIES 2006-1,
Plaintiff, vs.
KEITH E WILSON, et al.
Defendants.

To: KEITH E WILSON
3601 BUFFETT STREET, NEW PORT
RICHEY, FL 34655
UNKNOWN SPOUSE OF KEITH E.
WILSON

3601 BUFFETT STREET, NEW PORT
RICHEY, FL 34655

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage cover-
ing the following real and personal
property described as follows, to-wit:

LOT 2031 AND THE FOLLOW-
ING DESCRIBED PORTION OF
LOT 2032, BEACON WOODS
VILLAGE 11-C AS SHOWN ON
THE PLAT RECORDED IN PLAT
BOOK 15, PAGES 42, 43 AND 44
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
COMMENCE AT THE MOST
NORTHERLY CORNER OF LOT
2031 OF SAID BEACON WOODS
VILLAGE 11-C FOR A POINT OF
BEGINNING; THENCE RUN
ALONG THE BOUNDARY LINE
BETWEEN LOTS 2031 AND
2032 OF SAID BEACON WOODS
VILLAGE 11-C, SOUTH
10°30'00" EAST, A DISTANCE
OF 111.50 FEET TO THE MOST
EASTERLY CORNER OF SAID

LOT 2032; THENCE NORTH
12°02'28" WEST, A DISTANCE
OF 115.96 FEET TO THE
SOUTHERLY RIGHT-OF-WAY
LINE OF AVONDALE LATE
AS SHOWN ON THE PLAT OF
SAID BEACON WOODS VIL-
LAGE 11-C; THENCE ALONG
THE SOUTHERLY RIGHT-OF-
WAY LINE OF SAID AVONDALE
LANE, A DISTANCE OF 5.42
FEET ALONG THE ARC OF A
CURVE TO THE RIGHT OF THE
POINT OF BEGINNING, SAID
CURVE HAVING A RADIUS
OF 25.00 FEET AND A CHORD
OF 5.41 FEET WHICH BEARS .
SOUTH 45°41'10" EAST. LESS
AND EXCEPT THE FOLLOW-
ING DESCRIBED PORTION OF
SAID LOT 2031: COMMENCE
AT THE MOST WESTERLY
CORNER OF LOT 2030 OF SAID
BEACON WOODS VILLAGE 11-C
FOR A POINT OF BEGINNING;
THENCE RUN ALONG THE
BOUNDARY LINE BETWEEN
LOTS 2030 AND 2031 OF SAID
BEACON WOODS VILLAGE
11-C, SOUTH 31°00'00" EAST,
A DISTANCE OF 94.89 FEET
TO THE MOST EASTERLY
CORNER OF SAID LOT 2031;
THENCE NORTH 34°28'03"
WEST, A DISTANCE OF 95.40
FEET TO THE SOUTHERLY
RIGHT-OF-WAY LINE OF
AVONDALE LANE AS SHOWN
ON THE PLAT OF SAID BEACON
WOODS VILLAGE 11-C;
THENCE ALONG THE SOUTH-
ERLY RIGHT-OF-WAY LINE
OF SAID AVONDALE LANE
A DISTANCE OF 5.78 FEET
ALONG THE ARC OF A CURVE
TO THE LEFT TO THE POINT
OF BEGINNING, SAID CURVE
HAVING A RADIUS OF 50.00
FEET AND A CHORD OF 5.78
FEET WHICH BEARS NORTH
62°18'48" EAST.

has been filed against you and you are
required to file a copy of your writ-
ten defenses, if any, to it on Lauren A.
Bromfield, McCalla Raymer Leibert
Pierce, LLC, 225 E. Robinson St. Suite
155, Orlando, FL 32801 and file the
original with the Clerk of the above-
styled Court on or before 7-10-23 or
30 days from the first publication,
otherwise a Judgment may be entered
against you for the relief demanded in
the Complaint.

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

WITNESS my hand and seal of said
Court on the day of JUN 02, 2023.

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

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 E. Robinson St.
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
7179719
22-01108-1
June 9, 16, 2023 23-00902P

FIRST INSERTION

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

512022CA002143CAAXES
HANDCART 20, LLC, a Florida lim-
ited liability company
Plaintiff, v.

A.E. BURGIN; ROY H. LAIRD; THE
BISHOP QUIN FOUNDATION, a
Texas corporation; SINGIN' HILLS
MINERALS, LTD., a Texas limited
partnership; RICHARD COFFEY,
SR., and GLYNDA COFFEY, hus-
band and wife; ALDEN COFFEY III
and SHERRY COFFEY, husband
and wife; LYNDA YOUNG; J.F.
McVEIGH; METHODIST HOME
FOUNDATION, a Texas corporation;
JPMORGAN CHASE BANK, N.A.,
AS TRUSTEE U/W OF ANNIE
LAIRD FBO THE ROY H. LAIRD
HOSPITAL FOUNDATION; EPIS-
COPAL THEOLOGICAL SEMI-
NARY OF THE SOUTHWEST, if
alive and if dead, their respective
unknown spouses, heirs, devisees,
grantees, assignees, lienors, credi-
tors, trustees or other persons claim-
ing by, through, under or against the
above Defendants,
Defendants.

NOTICE IS HEREBY GIVEN that
pursuant to the Summary Final Judg-
ment of Partition of Mineral Interests
entered on May 31, 2023, in the cause
pending in the Circuit Court of the
Sixth Judicial Circuit, in and for Pasco
County, Florida, Civil Action Number
512022CA002143CAAXES, the under-
signed Clerk will sell the mineral rights
on the Property situated in Pasco Coun-
ty, Florida, described as:

SEE EXHIBIT A ATTACHED
HERE TO AND MADE A PART
HEREOF, at public sale, to the
highest and best bidder for cash
on Thursday, July 20, 2023 at
11:00 a.m., in the following loca-
tion: in person, at a live sale con-
ducted by the Clerk of the Circuit
Court for Pasco County, at the
South entrance of the Pasco
County Courthouse, 38053 Live
Oak Avenue, Dade City, Florida
33523-3894.

EXHIBIT A
The land referred to herein below

is situated in the County of Pasco,
State of Florida, and described as
follows:

Tract 5: Boger Subdivision, an
Approved Class III, Preliminary
Plan and in accordance with Pasco
County requirements recorded in
O.R. Book 3866, Page 1628, Public
Records of Pasco County, Florida
and being described as follows:
The South 341.60 feet of the North
1034.40 feet of the South 1376.00
feet of the Southeast 1/4 of Section
31, Township 25 South, Range 21
East, Pasco County, Florida, less
and except road right of way for
Handcart Road, and less the East
1313.50 feet thereof, and subject
to an easement for ingress and
egress over and across the North
20.00 feet thereof, said Tract 5 be-
ing more particularly described as
follows:

Commence at the Southwest
corner of the Southeast 1/4 of
said Section 31; thence South
89°55'59" East, a distance of
35.00 feet to the Easterly r/w line
of Handcart Road; thence North
00°14'34" East, along said r/w
a distance of 341.60 feet; thence
South 89°55'59" East, a distance
of 1314.48 feet; thence South
00°10'31" West, a distance of
341.60 feet; thence North
89°55'59" West, a distance of
1314.87 feet to the Point of Begin-
ning. LESS that portion conveyed
for right-of-way by deed recorded
in Book 4640, Page 311 and Book
4640, Page 314, of the public re-
cords of Pasco County, Florida.
Tract 7: Boger Subdivision an
Approved Class III Preliminary Plan,
and in accordance with Pasco
County requirements recorded in
O.R. Book 3866, Page 1628, Public
Records of Pasco County, Florida
and being described as follows:
The South 341.60 feet of the South
1376.00 feet of the Southeast 1/4
of Section 31, Township 25 South,
Range 21 East, Pasco County, Flor-
ida, less and except road right-of-
way for Handcart Road, and less
the East 1313.50 feet thereof, said
Tract 7 being more particularly de-
scribed as follows:
Commence at the Southwest cor-

ner of the Southeast 1/4 of said
Section 31, thence South 89°55'59"
East, a distance of 35.00 feet to a
point on the Easterly r/w line of
Handcart Road, said point being
the Point of Beginning; thence
North 00°14'34" East, along said
r/w a distance of 341.60 feet;
thence South 89°55'59" East, a
distance of 1314.87 feet; thence
South 00°10'31" West, a distance
of 341.60 feet to a point on the
South line of the Southeast 1/4
of said Section 31; thence North
89°55'59" West, along said South
line a distance of 1315.28 feet to
the Point of Beginning. LESS that
portion conveyed for right-of-way
by deed recorded in Book 4608,
Page 883 and Book 4608, Page
885, of the public records of Pasco
County, Florida.

NOTICE: ANY PERSON, OTHER
THAN THE OWNER(S) OF THE
MINERAL RIGHTS ON THE PROP-
ERTY AS OF THE DATE OF THE
LIS PENDENS, CLAIMING AN IN-
TEREST IN OR TO ANY SURPLUS
FUNDS RESULTING FROM THE
SALE CONTEMPLATED HEREIN,
IF ANY, MUST FILE A CLAIM WITH
THE CLERK OF THE CIRCUIT
COURT WITHIN SIXTY (60) DAYS
AFTER THE DATE OF THE SALE.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Adminis-
trator, 7530 Little Road, Port Richey, FL
34654, (727) 847-8135, at least seven
days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
seven days; if you are hearing or voice
impaired, call 711.

/s/ Leonard H. Johnson
Leonard H. Johnson, Esquire /
FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL
& BURNS LLP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Telephone: (813) 2250-2500
Primary: lenj@jppfirm.com
Secondary: sheadam@jppfirm.com
Attorneys for Plaintiff
www.jppfirm.com
June 9, 16, 2023 23-00891P

FIRST INSERTION

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

CASE NO. 2022CA002359CAAXWS
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE
ESTATE OF WALTER J. PLAGENS,
DECEASED, et al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF WALTER J. PLAGENS,
DECEASED,
whose residence is unknown if he/she/
they be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an inter-
est by, through, under or against the
Defendants, who are not known to be
dead or alive, and all parties hav-
ing or claiming to have any right,

title or interest in the property described
in the mortgage being foreclosed herein.

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

THE LAND REFERRED TO
HEREIN BELOW IS SITUATED
IN THE COUNTY OF PASCO,
STATE OF FLORIDA, AND IS
DESCRIBED AS FOLLOWS:
LOT 2109 HOLIDAY LAKE ES-
TATES, UNIT TWENTY-THREE,
ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 13, PAGES 52
AND 53, PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before 7-10-23 /
(30 days from Date of First Publica-
tion of this Notice) and file the original
with the clerk of this court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

If you are a person with a disabili-
ty 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.

FIRST INSERTION

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

2019CA002660CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR SOUNDVIEW HOME LOAN
TRUST 2006-OPT4, ASSET-
BACKED CERTIFICATES, SERIES
2006-OPT4,
Plaintiff,
vs.

MICHAEL MAYNARD A/K/A
MICHAEL D. MAYNARD A/K/A
MICHAEL DAVID MAYNARD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclo-
sure dated May 22, 2023, and entered
in 2019CA002660CAAXES of the
Circuit Court of the SIXTH Judi-
cial Circuit in and for Pasco County,
Florida, wherein DEUTSCHE BANK
NATIONAL TRUST COMPANY, AS
TRUSTEE FOR SOUNDVIEW HOME
LOAN TRUST 2006-OPT4, ASSET-
BACKED CERTIFICATES, SERIES
2006-OPT4 is the Plaintiff and MI-
CHAEL MAYNARD A/K/A MICHAEL
D. MAYNARD A/K/A MICHAEL DA-
VID MAYNARD; JOYCE MAYNARD
A/K/A JOYCE L. MAYNARD A/K/A
JOYCE LINDA MAYNARD 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 06, 2023,
the following described property as set
forth in said Final Judgment, to wit:
A PARCEL OF LAND LOCATED
IN SECTION 27, TOWNSHIP 25

SOUTH, RANGE 19 EAST, PAS-
CO COUNTY, FLORIDA, BEING
MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS: COM-
MENCE AT THE SOUTHEAST
CORNER OF SAID SECTION
27; THENCE NORTH 89°17'06"
WEST, A DISTANCE OF 760.54
FEET FOR A POINT OF BEGIN-
NING; THENCE CONTINUE
NORTH 89°17'06" WEST, A
DISTANCE OF 387.00 FEET;
THENCE NORTH 08°09'57"
EAST, A DISTANCE OF 293.96
FEET TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY
BOUNDARY OF A 60 FOOT
ROADWAY; THENCE SOUTH
81°50'03" EAST, ALONG SAID
SOUTHERLY RIGHT-OF-WAY
BOUNDARY OF SAID ROAD-
WAY A DISTANCE OF 37.75
FEET TO A POINT OF CURVA-
TURE; THENCE ALONG AN
ARC TO THE RIGHT OF 52.23
FEET, WITH A RADIUS OF
100.00 FEET; SUBTENDED BY A
CHORD OF 51.64 FEET, CHORD
BEARING SOUTH 66°52'15.5"
EAST TO A POINT OF RE-
VERSE CURVATURE; THENCE
ALONG AN ARC TO THE LEFT
OF 65.15 FEET, WITH A RADIUS
OF 50.00 FEET, SUBTENDED
BY A CHORD OF 60.63 FEET,
CHORD BEARING SOUTH
89°14'00" EAST; THENCE
SOUTH 36°33'32" EAST, A DIS-
TANCE OF 335.33 FEET TO THE
POINT OF BEGINNING
Property Address: 8012 ROGERS
PL, WESLEY CHAPEL, FL 33544

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

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

WITNESS my hand and the seal of this
Court at County, Florida, this day of
JUN 01 2023.

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

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

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100

Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-057207
June 9, 16, 2023 23-00895P

dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILI-
TIES ACT: If you are a person with
a disability who needs an accommo-
dation in order to participate in this
proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain assistance. Please contact: Pub-
lic 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven days. The
court does not provide transportation
and cannot accommodate such re-
quests. Persons with disabilities need-
ing transportation to court should
contact their local public transporta-
tion providers for information regard-
ing transportation services.

Dated this 1 day of June, 2023.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
19-361786 - NaC
June 9, 16, 2023 23-00906P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

0A160 - Popovich, George; 0B001 - Popovich, George; 0B112 - polland, Dashawn; 0B120 - Abril, celsiya; 0C003 - Martin, Cassandra; 0C113 - smith, Ludie; 0D001 - Popovich, George; 0D006 - Lugo, Neritza; 0D039 - Cromwell, Ladasha; 0D041 - Roberts, Elizabeth; 0E049 - Keen, Delores; 0E118 - Kennedy, Ashley

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

1045 - lewandowski, Kayla; 1053 - Buie, Willie; 1074 - Richardson, Cassandra; 1075 - Richardson, Cassandra; 1109 - Hernandez, Gianni; 1138 - Ross, Townsend; 1142 - Haws, Aron; 1146 - Palasky, John; 1167 - Paulton, Julie; 1178 - Brown, Pamela; 1180 - Johnson, Lisa; 1197 - Workman, Brittany; 1199 - Raymond, Angela; 1221 - Rohdes, Keith; 2011 - Heath, Nicholas; 2031 - Valentine, Jeremy; 2104 - Verde, Anthony; 2147 - Baker, Faith; 2223 - tsakalos, stella d; 2235 - Casique, Ingrid; 2263 - Walls, Sharon; 2274 - Bateza, Christine; 3033 - Woody, Nakiah; 3054 - Quatro, Lynn; 3107 - Johnson, Nicholas; 3137 - York, Matthew; 3189 - Padilla, Selina; 3199 - Powell, Alysia; 3219 - Biggs, Richard; 3262 - Jeffery, William; 3263 - Ferry, Mike; 3331 - Dowd, Patrick; RV04 - Hart, Joshua

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

A0053 - Futrell, Sarah; D0006 - Jeznach, Rebecca; E1128 - Barnes, Kenneth; E1183 - Long, Christopher; E1232 - osorno, Jonathan; E2235 - Ostack, Alicia; E2315 - Johnson, Erik; E2334 - Measels, Tamra; E2348 - Peragine, Jessica

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

11025 - franklin, latanya; 11056 - Ray, Katherine; 11107 - Tomes, Bridgette; 11134 - Harkins, Kasey; 11152 - gallagher, Jacqueline; 11180 - Alonso, Juan; 11238 - Davis, James; 12073 - Peters, Steven; 12077 - Mann, Akaila; 12110 - Stopford, Jacob; 12161 - manning, cheryl; 12196 - Blanton, Amanda; 12212 - Danko, Marnie; 12264 - Cervini, Austin; 12301 - Singley, Mandy; 13034 - MEIER, STEPHANIE; 13313 - brooks, Latonya; 3023 - Dale, Amber; 3025 - Smith, Jhakheem; 3387 - Wright, Carnyce; 3538 - Smith, Lind

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

Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1803 - Chapman, Kaylee

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

Time: 10:45 AM

Sale to be held at www.storage-treasures.com.

016 - Castro, Alberto; 106 - Smith, Dennis; 119 - Nevins, Tonya; 139 - Smith, Melissa; 162 - Franklin, Jazmen; 199 - Atkinson, Michael; 420 - braithwaite, Renee; 441 - Murphy, Evan; 452 - Moorehead, Susan; 531 - Marsden, Ricky; 537 - Nevins, Tonya; 571 - CASTEEL, ANDREW; 594 - Rooney, Cori

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 9, 16, 2023 23-00915P

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO SECTION 45.031, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CA001313CAAXES TRINITY FINANCIAL SERVICES, LLC,
Plaintiff, vs.
ALICE M. HALLMAN A/K/A ALICE HALLMAN; FLORIDA HOUSING FINANCE CORPORATION;
MEADOW POINTE HOMEOWNERS ASSOCIATION, INC.; REGINA A. FISH,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Consent Uniform In Rem Final Judgment of Mortgage Foreclosure signed on April 26, 2023 in Civil Case Number 2022CA001313CAAXES in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein TRINITY FINANCIAL SERVICES, LLC is the Plaintiff and ALICE M. HALLMAN A/K/A ALICE HALLMAN; FLORIDA HOUSING FINANCE CORPORATION; MEADOW POINTE HOMEOWNERS ASSOCIATION, INC.; REGINA A. FISH, are the Defendants, Nikki Alvarez-Sowles, Esq., the Pasco County Clerk & Comptroller, will sell to the highest and best bidder for cash online at the following website: www.pasco.realforeclose.com beginning at 11:00 a.m. on July 25, 2023 in accordance with Section 45.031, Florida Statutes, the following described property in Pasco County, Florida, as set forth in the Consent Uniform In Rem Final Judgment of Mortgage Foreclosure, to wit:

LOT 7 IN BLOCK 8 OF MEADOW POINTE PARCEL 18, UNITS 1 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 95-105, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 SUBJECT PROPERTY ADDRESS:
 30731 IVERSON DRIVE, WESLEY CHAPEL, FLORIDA 33543
 PARCEL IDENTIFICATION

NUMBER: 33-26-20-0070-00800-0070.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Ashland R. Medley, Esquire
 Ashland R. Medley, Esquire
 FBN: 89578
 ASHLAND MEDLEY LAW, PLLC
 3111 North University Drive, Suite 718,
 Coral Springs, FL 33065
 Telephone: (954) 947-1524
 Fax: (954) 358-4837
 Designated E-Service Address:
 FLEservice@AshlandMedleyLaw.com
 Attorney for the Plaintiff
 June 9, 16, 2023 23-00910P

FIRST INSERTION

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

CASE NO. 2023CA003342CAAXWS U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C. PETTIGNANO, DECEASED, et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C. PETTIGNANO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 1042, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 7-10-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this day of JUN 05 2023

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 23-102450
 June 9, 16, 2023 23-00913P

SUBSEQUENT INSERTIONS

SECOND 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; Vanessa 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.StorageTreasurers.com, which will end on Monday, June 26, 2023 at 10 AM.

June 2, 9, 2023

23-00861P



Email your Legal Notice

legal@businessobserverfl.com

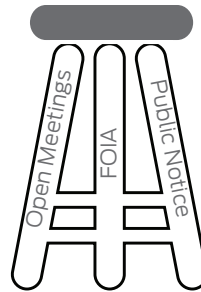
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

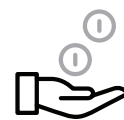


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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



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

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

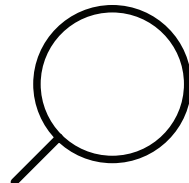


Citizens continue to learn about vital civic matters from newspaper notices.

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

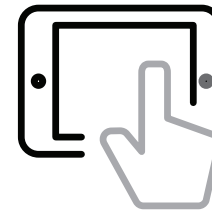
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

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ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
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- Agency Proposals
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- Unclaimed Property, Banks or Governments
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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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. 512019CA002654CAAXWS

BANK OF AMERICA, N.A., Plaintiff,

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

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 1, 2023, and entered in 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN T. MONDA, DECEASED; DIANNE ELY; MICHAEL MONDA; DEBRA STONE; MICHAEL MARC-AURELE; THERESA PAPA; SALVATORE MONDA; TARGET NATIONAL BANK; FIA CARD SERVICES, N.A., F/K/A BANK OF AMERICA; CITIBANK (SOUTH DAKOTA), N.A.; CITIBANK, N.A.; GULFVIEW VILLAS CONDOMINIUM ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 05, 2023, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 4, BUILDING G, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO THE DECLARATION OF CONDOMINIUM OF

GULFVIEW VILLAS, PHASE FIVE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1457, PAGE 1835 THROUGH 1885, AND AMENDMENTS THERETO AND THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 AND 27, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6401 DREXEL 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 DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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

SECOND INSERTION

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

CASE NO.: 51-2022-CA-002433-CAAX-W

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; VIOLET MELLING; GARY MELLING, PERSONAL REPRESENTATIVE; UNKNOWN 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 in Case No. 51-2022-CA-002433-CAAX-W, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE, LLC is the Plaintiff and THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 31, 1996, SERIES 1996-B VIOLET MELLING UNKNOWN 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 RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 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 2.516

eservice@decubaslewis.com

22-01446

June 2, 9, 2023

23-00864P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative

/s/ Maria Tritto

Maria Tritto

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

THE HINSON LAW FIRM, P.A.

/s/ Kathryn 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

SECOND 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:

NAME ADDRESS
Linda Lemberskie
12215 Arron Terrace
Trinity, FL 34655
Eileen Salamone
1387 Queen Street
Pottstown, PA 19464

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Personal Giving Notice:

Eileen Salamone

1387 Queen Street

Pottstown, PA 19464

Attorney for Person Giving Notice:

David A. Hook, Esq.

E-mail Addresses:

courtserve@elderlawcenter.com,

stacey@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

June 2, 9, 2023 23-00884P

SECOND INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@flprobateustlaw.com

Secondary E-Mail:

michelle@flprobateustlaw.com

June 2, 9, 2023 23-00880P

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

Attorney

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

June 2, 9, 2023 23-00870P

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is 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@wrplawyers.com

June 2, 9, 2023 23-00871P

SECOND INSERTION

SECOND INSERTION

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

CASE NO.: 2018CA001022CAAXES THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, 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 TRUST COMPANY, 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 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 bidder 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 ESTATES, UNIT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS 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

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 BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 300.90 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS WEST A DISTANCE OF 144.67 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS 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 BEGINNING. 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 DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 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: 2023-05-23 15:42:21 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-9390B June 2, 9, 2023 23-00879P

SECOND 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 not-for-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 FAIRWAY 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.

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

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

Dated this 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 June 2, 9, 2023 23-00883P

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. 2016CA000961CAAXWS PHH Mortgage Corporation, Plaintiff, vs. Patrick J. Brophy, et al., Defendant.

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 Judicial 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 forth in said Final Judgment, to wit: LOT 1183, JASMINE LAKES UNIT 7-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

Dated this 30th 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 FLCourtDoes@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 16-F01968 June 2, 9, 2023 23-00881P

SECOND INSERTION

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

CASE NO.: 2019CA003520CAAXWS WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST I, 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, ACCORDING TO THE PROPOSED PLAT RECORDED IN OFFICIAL RECORDS BOOK 628, PAGE 756, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS OVER STREETS DEDICATED BY DOCUMENTS RECORDED 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 DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 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 June 2, 9, 2023 23-00878P

SECOND INSERTION

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

SECOND INSERTION

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

Case No. 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, 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 RECORDED IN PLAT BOOK 1, PAGE 54, IN THE PUBLIC RECORDS 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.pasco.realforeclose.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 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 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/CMF June 2, 9, 2023 23-00858P

SECOND INSERTION

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

CASE NO. 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 RECORDED IN PLAT BOOK 3 PAGE 140 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.

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.: 21-00685 SPS V6.20190626 June 2, 9, 2023 23-00888P

SECOND INSERTION

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

CASE NO. 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 RECORDED IN PLAT BOOK 3 PAGE 140 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.

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.: 21-00685 SPS V6.20190626 June 2, 9, 2023 23-00866P

FOURTH 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
LACOCHEE 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

FOURTH 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 #: 1400478
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
Deputy Clerk

May 19, 26; June 2, 9, 2023

23-00775P

FOURTH 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 follows:

Certificate #: 1804955
Year of Issuance: 06/01/2019
Description of Property:
07-24-17-0030-00000-3430
HIGHLANDS UNIT 4 UNRECORDED 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 N00DEG 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

FOURTH 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

FOURTH 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

FOURTH 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 COMMERCIAL 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 TO POB OR 6296 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

FOURTH 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 assessed 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

FOURTH 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
384

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

FOURTH 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 COMMERCIAL 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 50.00 FT 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 S57DEG 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

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000003TDAXXX

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

Certificate #: 1411536
Year of Issuance: 06/01/2015
Description of Property:
22-26-16-0040-00000-1300
SEVEN SPRINGS HOMES UNIT
1 PB 12 PGS 44-45 LOT 130 OR
4753 PG 201

Name(s) in which assessed:
THOMAS E PERRICONE
CHRISTINA DAWN
PERRICONE
CHRISTINA D PERRICONE

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

23-00780P

FOURTH INSERTION

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 follows:

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

Name(s) in which assessed:
BOGSTED MICHAEL
REGISTERED AGENT
INSOLVENT ASSET
ACQUISITION FUND LLC
ESTATE OF REGINA WALSH
DECEASED
REGINA WALSH
REGINA RENE WALSH
REGINA WALSH
RUTHERFORD
ESTATE OF REGINA WALSH
REGINA R WALSH

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

23-00774P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000221TDAXXX

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

Certificate #: 1601630
Year of Issuance: 06/01/2017
Description of Property:
09-25-16-0760-00000-1660
PINELAND PARK UNREC
PLAT LOT 166 DESC AS COM
AT NE COR OF TRACT 38
PORT RICHEY LAND COMPAN
Y 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 &
OR UTILITIES OR 7204 PG 219

Name(s) in which assessed:
JAMES CABRAL

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

23-00756P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000227TDAXXX

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

May 19, 26; June 2, 9, 2023

23-00759P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000232TDAXXX

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 #: 1801025
Year of Issuance: 06/01/2019
Description of Property:
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
939

Name(s) in which assessed:
FRANCIS S MASON
CAMP MASON

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

23-00763P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000223TDAXXX

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

Certificate #: 1604091
Year of Issuance: 06/01/2017
Description of Property:
10-26-16-0000-01700-0070
COM AT SW COR OF WEST 1/2
OF SW1/4 OF SE1/4 OF NW1/4
OF SECTION 10 TH N00DG 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
N00DG 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
PG 250

Name(s) in which assessed:
HOWARD J PARMENTIER
GARY W PARMENTIER
J BENOIT
A O PARMENTIER JR
ALBERT O PARMENTIER
JONELL P HOLLINGER
JONELL BENOIT
ALBERT O PARMENTIER JR
CRAIG C VILLANTI

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

23-00757P

FOURTH INSERTION

Notice of Application for Tax Deed
2022XX000236TDAXXX

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 #: 1807251
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:
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

23-00767P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000001TDAXXX

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

Certificate #: 1808927
Year of Issuance: 06/01/2019
Description of Property:
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
POB OR 4370 PG 1273

Name(s) in which assessed:
CARINA M ALFARO-FRANCO
CARINA M ALFARO FRANCO

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

23-00778P

FOURTH INSERTION

Notice of Application for Tax Deed
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 assessed are as follows:

Certificate #: 1710263
Year of Issuance: 06/01/2018
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 S00DEG20' 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
N57DEG31' 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 DUARTE
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
By: Susannah Hennessy
Deputy Clerk

May 19, 26; June 2, 9, 2023

23-00765P

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