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

Dated this 1 of June, 2023. ANTWON JAVAR BENDER 10340 Azeala dr. PORT RICHEY, FL 34668 June 9, 2023 23-00896P

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

YOU ARE HEREBY NOTIFIED that an action for Petition to Terminate Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners' attorney, Laurie R. Chane, Esquire, whose address is 14206 5th Street, Dade City, FL 33523, on or before 7-10-23 and file the original with the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523, before service on counsel for the Petitioner or immediately thereafter. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition to Terminate Parental Rights.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523.

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

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

DATED at Dade City, Pasco County, Florida this day of JUN 01 2023

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind June 9, 16, 23, 30, 2023 23-00898P

FIRST INSERTION

NOTICE OF ACTION FOR PETI-TION 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.

TO: MARK JOSEPH TARLOWSKI 402 Adams Avenue Apt. F Cape Canaveral, Florida 32920-2836

YOU ARE HEREBY NOTIFIED that an action for Petition for Change of Name (Minor Child) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners' attorney, C. Blake Holtzhower, Esquire, whose address is 14206 5th Street, Dade City, FL 33523, on or before 7-10-23 and file the original with the Clerk of the Circuit Court, 38053 Live Oak Avenue. Dade City, FL 33523, before service on counsel for the Father or immediately thereafter. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition for

Change of Name (Minor Child). Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court, 38053. Live Oak Avenue, Dade City, FL 33523.

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

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

DATED at Dade City, Pasco County,

Florida this day of JUN 01 2023. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind

June 9, 16, 23, 30, 2023 23-00897P 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

Dated this 1st day of June, 2023. Sidney Nilsen June 9, 2023 23-00905P

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.

Name Unit Isabella McCullough G026 June 9, 16, 2023 23-00932P 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.

Name Unit Deron M HaySlip 344 June 9, 16, 2023 23-00925P

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.

Dated this 6th day of June, 2023. Monica Libertino June 9, 2023 23-00929F

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.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Superior Custom Creations LLC a Florida Limited Liability Company and Donald Keith, in and to the following described prop-

PARCEL NO. 1

PARCEL ID#16-25-17-0090-14300-0380

NON HOMESTEAD PROPERTY

FOR THE FOLLOWING LAND LYING IN AND SITUATED IN PASCO COUNTY, FLORIDA

LOTS 38 AND 39, BLOCK 143, MOON LAKE ESTATES UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 101-102, PUBLIC RECORDS, PASCO COUNTY, FLORIDA. ALSO KNOWN AS 10226 MARKHAM STREET, NEW PORT RICHEY, FL

34654 AND

PARCEL NO. 2

PARCEL ID#05-26-16-0140-00000-0080 NON HOMESTEAD PROPERTY

FOR THE FOLLOWING LAND LYING IN AND SIT

I shall offer this property for sale "AS IS" on July 11, 2023, 10:00 am or as soon thereafter as possible, at 7432 Little Road, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution. Foster & Klinkbeil PA

PO Box 3108 Orlando, FL 32802 CHRIS NOCCO, as Sheriff Pasco County, Florida June 9, 16, 23, 30, 2023

23-00916P

23-00909P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 CE UNDER FICTITIOUS NOTICE 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

Dated this 2 of June, 2023. james glen bohannon dade city, FL 33523 June 9, 2023

23-00908P

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:

FIRST INSERTION

1971 COVE MOBILE HOME, VIN: 250SE1LAF1906, TITLE NO. 0004609371 and all other personal property located therein PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. Sarasota, Florida 34236

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www. unionparkedd.org, or may be obtained by contacting the District Manager's office via email at rlotito@vestapropertyservices.com or via phone at (321) 263-0132 Ext

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Raymond Lotito District Manager

June 9, 2023

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MvCare 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.

Dated at Pasco County Florida, this 1st day of June 2023 Health Partners for the Elderly LLC June 9, 2023 23-00893P

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.

Dated this 2nd day of June, 2023. JANUSZ CICHOSZ LLC June 9, 2023 23-00904P

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.

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

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.

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.

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.

23-00907P June 9, 2023

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.

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

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.

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.

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.

23-00899P



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. U-Stor, (United Pasco) 11214 US

Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B204 Kirly Mejia B300 Leanna Bayer B427 Stevan Keith Vin# 1HFSC49035A302514 A837 AC Candace Page B491-491 Donald Andrushko

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

E5 James Moore Cameron Boone B41 Melanie Gencaloglu C36 C73 Wilfredo Reves E34 Damian Tertulino Thomas Somers E58 Jorge Pena Jr. John Philip Wysocki E65 F18 Christina Miller F20 F41 Ashley Markus Blaine Watkins F59

Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

C5 Eunice Black H2Eugene Shell C28 Patricia Perkins C46 Kayla Ankers F15 Herme Perez June 9, 16, 2023 23-00911P

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 06/24/2023at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

5000 1966 CHEV 7138467 1943 PLYMOUTH 1FAFP444X1F186418 2001 FORD CCE142814496 1969 CHEV 1GC4YPEY3LF168153 2020 CHEV 1HD1GP1196K340002 2006 HARLEY-DAVIDSON 3VW167AJ9HM386751 2017 VOLK F15GEY65476 1977 FORD

June 9, 2023 23-00930P

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 ROSCOE'S PUB & GRILL located at 14213 OLD DIXIE HWY in the City of HUDSON, Pasco County, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of 06, 2023. WJ BRICKER, LLC WALTER BRICKER

23-00894P

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 Big Lou's outside services located at 7035 Moravian dr, in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Richey, Florida, this 5th day of June, 2023. Big Lou trucking LLC

23-00919P



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

Friday Publication

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 SER-

VICE 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 FOREV-ER BARRED.

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

The date of first publication of this notice is June 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: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail:

michael @mytampalawgroup.comJune 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 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

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,

and Long Lake Ranch Master

Association, Inc., Pasco County

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

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

Dated: 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 23-00924P June 9, 16, 2023

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, AC-CORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AND A PERCENT-AGE IN THE COMMON ELEMENTS APPURTENANT THERETO AS RECORDED IN O.R. BOOK 700, PAGE(S) 319 THROUGH 416, AND SUB-SEQUENT AMENDMENTS THERETO, AND AS RECORD-ED 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 Congress Avenue, 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 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, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 $\,$ Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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: iamie@wollinka.com

FIRST INSERTION

23-00903P

June 9, 16, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000385CPAXES

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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@attypip.com Secondary Email: suzie@attypip.com

June 9, 16, 2023

23-00918P

FIRST INSERTION

PASCO COUNTY

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 BAR-BARA 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,

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 FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-0621 IN RE: ESTATE OF CATHLEEN L. RYAN

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 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD. ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 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: courtservice@elderlawcenter.com, staceym@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652June 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 AS-SOCIATION 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, NA-TIONAL ASSOCIATION, AS TRANS-FEREE OF ALL ASSETS FROM FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR CORTEZ COMMUNITY BANK, RECEIVER 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 RE-CORDED IN PLAT BOOK 45, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 2521 Eagles Crest Court, Holiday, FL 34691 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

impaired, call 711. Dated: June 1st, 2023. HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Service: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 June 9, 16, 2023 23-00901P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, ${\rm IN\,AND\,FOR}$ 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 MITCH-ELL STUART FRARY, a/k/a MITCH-ELL S. FRARY, deceased, File Number 2023CP000843CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654 ; that the decedent's date of death was March 27, 2023; that the total value of the estate is \$0 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 other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice: JASON LAWRENCE FRARY 10225 Ulmerton Rd. #12B Largo, FL 33771

Attorney for Person Giving Notice: NICHOLAS J. FIORENTINO, **ESQUIRE** CIARCIAGLINO, GELL & FIORENTINO, P.A.

10225 Ulmerton Road, #12B Largo, FL 33771 (727) 898-8000 Fax (727) 345-5388 FBN: 627224

Primary: NJF@TheTampaBayLawyers.com Secondary:

Staff@TheTampaBayLawyers.com Attorney for Petitioner Cc: Florida AHCA Estate Recovery Program P.O. Box 12188, Tallahassee, FL 32317

23-00928P

June 9, 16, 2023

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

512023CP000930CPAXWS Division I/J IN RE: ESTATE OF ARNOLD B. SHERMAN 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 ARNOLD B. SHERMAN, deceased, File Number 512023CP000930CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was December 24, 2022: that the total value of the estate is \$24,092.57 and that the names and addresses of those to whom it has been

assigned by such order are: Name Address ANNA P. SHERMAN c/o AMANDA S. SHERMAN, as Durable Power of Attorney, 1180 River Road, Apt. 1 Edgewater, NJ 07020 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

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

The date of first publication of this

Notice is June 9, 2023.

Person Giving Notice: AMANDA S. SHERMAN 1180 River Road, Apt. 1

Edgewater, New Jersey 07020 Attorney for Person Giving Notice BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com

Secondary E-Mail: maryellen.leone@gmail.com 23-00922P

June 9, 16, 2023

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

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. realfore close.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 $Tampa, FL\,33602\hbox{-}2613$ ForeclosureService@kasslaw.com June 9, 16, 2023

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2022CA003045CAAXES REVERSE MORTGAGE FUNDING

Plaintiff,

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 SER-VICES, LLC is the Plaintiff and CHRIS-TINE 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 PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 20845 EUS-TIS ROAD, LAND O LAKES, FL

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

TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, Please contact: Public Information Dept., Pasco County Government Cen-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 diately 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 transporta-

Dated this 5 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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-079328 - RyC

IMPORTANT

AMERICANS WITH DISABILIthe provision of certain assistance. ter, 7530 Little Rd., New Port Richey, scheduled court appearance, or imme-

FIRST INSERTION

NOTICE OF FORECLOSURE SALE Any person claiming an interest in the surplus from the sale, if any, other than 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 pursu-

ant 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 JA-NEEN 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 RE-CORDED IN PLAT BOOK 76. PAGES 34 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F00464

23-00890P

June 9, 16, 2023

FIRST INSERTION

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

DIVISION CASE NO. 2022CA001721CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff,

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 VIL-LAGE UNIT FIVE, ACCORDING TO THE MAP OR PLAT THERE-OF RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT, PASCO COUNTY. FLORIDA, PLAT BOOK 8, PAGE

Property Address: 4958 FRUIT-WOOD 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

IMPORTANT

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

Dated this 6 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: flmail@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 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 Rev Martinez Acevedo a/k/a Francisco 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,

LOT 3, BLOCK 47, OF CONNERTON VILLAGE TWO PAR-CEL 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, FLORI-DA.

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 PUB-LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS

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

DATED on 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

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $6 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}, \, {\rm IN} \, {\rm AND}$ 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.

JENNY LOU PATCH A/K/A JENNY LOU ADAMS AND PATCH, UN-KNOWN SPOUSE OF JENNY LOU PATCH, IF ANY; JOHN DOE OR ANY OTHER PERSON IN POSSES-SION; AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE NAMED DEFENDANTS, WHETH-ER LIVING OR NOT, AND WHETHER SAID UNKNOWN PARTIES CLAIMS AS HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, OR IN ANY OTHER CAPAC-ITY, CLAIMING BY, THROUGH

UNDER OR AGAINST THE NAMED DEFENDANTS IN POS-SESSION 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 MORT-GAGE LLC is the Plaintiff and JEN-NY LOU PATCH A/K/A JENNY LOU ADAMS: and UNKNOWN TENANT N/K/A STEPHEN ADAMS IN POSSESSION OF THE SUB-JECT 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,

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 CLAIM-

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

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

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

Dated this 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

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.

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.: 2023CA-000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County Florida wherein WILM-INGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORT-GAGE-BACKED NOTES SERIES 2017-RPL1, Plaintiff, and LYNNE OR-TIZ; STATE OF FLORIDA DEPART-MENT 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, WEDGE-WOOD VILLAGE, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

23-00889P

June 9, 16, 2023

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 BARNHOÚSE, 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 THERE-OF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF PASCO

FIRST INSERTION 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 REPORT-ED 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 Richev, 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 R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0655 23-00900P

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

June 9, 16, 2023

FIRST INSERTION LOT 2032; THENCE NORTH

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.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY ${\tt GENERAL\,JURISDICTION}$ 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 É WILSON, et al.

Defendants. To: KEITH E WILSON

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

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

12°02`28" WEST, A DISTANCE required to file a copy of your writ-OF 115.96 FEET TO THE ten defenses, if any, to it on Lauren A. SOUTHERLY RIGHT-OF-WAY Bromfield, McCalla Raymer Leibert LINE OF AVONDALE LATE Pierce, LLC, 225 E. Robinson St. Suite AS SHOWN ON THE PLAT OF SAID BEACON WOODS VIL-155, Orlando, FL 32801 and file the original with the Clerk of the above-LAGE 11-C; THENCE ALONG styled Court on or before 7-10-23 or THE SOUTHERLY RIGHT-OF-30 days from the first publication, WAY LINE OF SAID AVONDALE otherwise a Judgment may be entered against you for the relief demanded in LANE, A DISTANCE OF 5.42 FEET ALONG THE ARC OF A the Complaint. CURVE TO THE RIGHT OF THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS

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 transporta-

has been filed against you and you are

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

EASTERLY CORNER OF SAID

512022CA002143CAAXES HANDCART 20, LLC, a Florida limited 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, husband 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, creditors, trustees or other persons claiming by, through, under or against the above Defendants,

Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment 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 undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO 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 location: in person, at a live sale conducted 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 1376.00feet 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 being more particularly described as

Commence at the Southwest corner of the Southeast 1/4 of said Section 31; thence South $89^{\circ}55'59"$ East, a distance of 35.00 feet to the Easterly r/w line of Handcart Road; thence North $00^{\circ}14'34"$ East, along said r/w a distance of 341.60 feet to a Point of Beginning; thence continue 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 $89^{\circ}55'59''$ West, a distance of 1314.87 feet to the Point of Beginning. LESS that portion conveyed for right-of-way by deed recorded in Book 4640, Page 311 and Book 4640, Page 314, of the public records 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 1/4of 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, said Tract 7 being more particularly described as follows:

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 INTEREST 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 Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court anpearance, or immediately upon receiving 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@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com

June 9, 16, 2023

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA ${\tt GENERAL\,JURISDICTION}$

NOTICE OF ACTION -

DIVISION CASE NO. 2022CA002359CAAXWS FINANCE OF AMERICA REVERSE

LLC, Plaintiff, vs

PASCO COUNTY

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, 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,

FIRST INSERTION

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 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 Publica tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-057207

June 9, 16, 2023 23-00895P

FIRST INSERTION SOUTH, RANGE 19 EAST, PAS-

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,

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 Foreclosure dated May 22, 2023, and entered in 2019CA002660CAAXES of the Circuit Court of the SIXTH Judicial 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

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, 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 OT 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 accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 1 day of June, 2023. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com $\widetilde{ROBERTSON}, \widetilde{ANSCHUTZ},$ 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.storagetreasures.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.storagetreasures.com.

OA160 - Popovich, George; 0B001 - Popovich, George; 0B112 - polland, Dashawn; 0B120 - Abril, celysia; 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.storagetreasures.com

1045 - levandowski, 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

Sale to be held at www.storagetreasures.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

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;

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1803 - Chapman, Kaylee $PUBLIC\,STORAGE\, \sharp\, 26595, 2262\,\,US\,\,Highway\, 19, Holiday, FL\, 34691, (727)\, 605-0911$

Time: 10:45 AM Sale to be held at www.storagetreasures.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.

COURTHOUSE

Commence at the Southwest cor-

manateeclerk.com sarasotaclerk.com charlotteclerk.com leeclerk.org

collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org polkcountyclerk.net my**orange**clerk.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,

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 SER-VICES, LLC is the Plaintiff and ALICE M. HALLMAN A/K/A ALICE HALLMAN; FLORIDA HOUSING FI-NANCE CORPORATION: MEADOW POINTE HOMEOWNERS ASSOCIA-TION, 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 MEAD-OW POINTE PARCEL 18, UNITS 1 AND 3, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 95-105, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SUBJECT PROPERTY AD-

DRESS: 30731 IVERSON DRIVE, WES-LEY CHAPEL, FLORIDA 33543 PARCEL IDENTIFICATION NUMBER: 33-26-20-0070-

THE SALE WILL BE MADE PURSU-ANT TO THE FINAL JUDGMENT.

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

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

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, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF RICH-ARD 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, RE-CORDED 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 Publica tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 trans-

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 Harvev: Hsld gds/ Furn; Ted Christian: Hsld gds/Furn.

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

23-00861P June 2, 9, 2023



Deadline Wednesday at noon • Friday Publication

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

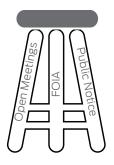




Why Public Notice Should Remain in Newspapers

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

three-legged stool of government transparency







vs



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



Types Of Public Notices

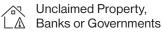
Citizen Participation Notices

Government Meetings and Hearings

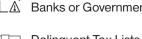
Summaries

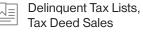
Meeting Minutes or



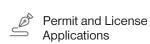


Commercial Notices



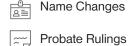






Court Notices

Mortgage Foreclosures







Proposed Budgets and Tax Rates

Agency Proposals

Zoning, Annexation and Land Use Changes

Tax Districts

Creation of Special

School District Reports

Stay Informed, It's Your Right to Know.

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





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

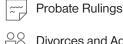


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



202 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 $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Creation of Special Tax Districts



Delinquent Tax Lists, Tax Deed Sales

Government Property

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

School District Reports

Zoning, Annexation and

Land Use Changes

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000237TDAXXX 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 #: 1807250 Year of Issuance: 06/01/2019 Description of Property:

33-24-16-0180-00000-0250 GULF BREEZE ESTS R/P B 5 P 57 LOT 25 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

FOURTH INSERT#000768P Notice of Application for Tax Deed 2022XX000238TDAXXX

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

Certificate #: 1807253 Year of Issuance: 06/01/2019 Description of Property:

33-24-16-0180-00000-0560 GULF BREEZE ESTS R/P B 5 P 57 LOT 56 RB 882 PG 1120 Name(s) in which assessed:

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

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

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

May 19, 26; June 2, 9, 2023

23-00769P

SECOND INSERTION

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

DOROTHY L. KENNEDY AKA DOROTHY LOUISE KENNEDY Deceased.

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

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

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

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

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

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

Personal Representative: JACQUELINE ROBERTS

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

2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 $\hbox{E-Mail: jenny@siegcolelaw.com}$ Secondary E-Mail: eservice@siegcolelaw.com June 2, 9, 2023 23-00859P

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000241TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1805701 Year of Issuance: 06/01/2019 Description of Property: $09\hbox{-}25\hbox{-}17\hbox{-}0040\hbox{-}03200\hbox{-}0270$ MOON LAKE ESTATES UNIT

4 PB 4 PGS 79-80 LOTS 27 & 28 BLOCK 32 OR 9363 PG 1263 Name(s) in which assessed:

LEVENTURES LLC All of said property being in the County

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

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

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

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000235TDAXXX

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

Certificate #: 1406272 Year of Issuance: 06/01/2015 Description of Property: 16-25-17-0090-12900-0200 MOON LAKE ESTATES UNIT 9

PB 4 PGS 101-102 LOTS 20 & 21 BLOCK 129 OR 8497 PG 3495 Name(s) in which assessed: HELENA TRUST

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

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

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

May 19, 26; June 2, 9, 2023 23-00766P

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative: JACQUELINE J. JOLLIFF

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

FOURTH INSERTION

PASCO COUNTY

Notice of Application for Tax Deed

NOTICE IS HEREBY GIVEN,

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

Description of Property: 09-25-16-0040-00000-0180

PINE TREE ACRES PB 5 PG 126 LOT 18 OR 7622 PG 1420

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

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 1**5/OG;RTM 2NSERTION**

Notice of Application for Tax Deed 2022XX000229TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1410716 Year of Issuance: 06/01/2015Description of Property:

15-26-16-0000-00200-0060 COM AT NE COR OF SEC TH S00DEG 32' 49"W 2366.86 FT TH N89DEG 31'54"W 1440.00 FT TH N20DEG 55' 38"W 655.80 FT TO POB TH CONT N20DEG55' 38"W 134.88 FT TH S63DEG28 $06\hbox{"W}\ 300.00\ FT\ TH\ N89DEG32$ 10"W 640.00 FT TH SOUTH ALG ELY R/W LINE OF ROW-AN RD EXT 224.76 FT MOL TO NORTH R/W LINE OF TROU-BLE CREEK RD TH S89DEG46' 20"E 439.91 FT TH ALG ARC OF CURVE LEFT RADIUS 688.64 FT CHD N67DEG43' 40"E 527.06 FT TH N45DEG13' 40"E 42.01 FT TO POB EXC WLY 300.0 FT

THEREOF OR 8277 PG 326 Name(s) in which assessed: TWJ PAN FLORIDA LLC REGISTERED AGENT TARPON IV LLC

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

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

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

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

23-00761P

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

File No. 2023-CP-658 IN RE: ESTATE OF BARKEF AVAKIAN

Deceased. The administration of the estate of BARKEF AVAKIAN, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attor-

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

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

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

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

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

Personal Representative: EDWINA WEXLER

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

2023XX000002TDAXXX

Certificate #: 1408067

Year of Issuance: 06/01/2015

Unless such certificate shall be redeemed according to the law, the property

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

23-00779P

THIRD INSERTION

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

IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2023DR001536DRAXES

GUIPING GUAN Petitioner, and PEILEI YANG

TO: PEILEJ YANG

YOU ARE NOTIFIED that a Petition for Determination of Parental Responsibility has been filed against you.

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: May 22, 2023

Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Y. Amburgey

Deputy Clerk May 26; June 2, 9, 16, 2023

23-00838P

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

PROBATE DIVISION File No. 23-CP-0736 IN RE: ESTATE OF DAWN M. GRISHAM

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

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

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

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

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

notice is June 2, 2023. Attorney and Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, stacevm@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 23-00887P June 2, 9, 2023

SECOND INSERTION

Notice of Sale

Affordable Secure Storage – Hudson Public Notice Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. Lo6: Jeffrey Chapman SALE NOTICE

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

June 2, 9, 2023 23-00875P

FOURTH INSERTION

Notice of Application for Tax Deed 2022XX000226TDAXXX

NOTICE IS HEREBY GIVEN,

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

SIESTA HEIGHTS PB 6 PG 20 LOT 31 OR 7354 PG 183 & OR 7354 PG 184

Certificate #: 1809206 Year of Issuance: 06/01/2019

Description of Property: 29-25-16-0030-00000-0310

Name(s) in which assessed: THOMAS PELLINO

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

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

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

May 03, 2023

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

23-00758P

May 19, 26; June 2, 9, 2023

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

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

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

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

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

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

Property Address: 33907 Trilby

Road, Dade City, FL 33523 in an electronic sale, to the highest and best bidder, for cash, on July 17, 2023 at 11:00 a.m. at www.pasco.realforeclose. com in accordance with Chapter 45 Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the sur-

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

proceeding. Dated: May 24, 2023. Harvey Schonbrun, Esquire HARVEY SCHONBRUN, P. A. 701 East Washington Street Tampa, Florida 33602

813/229-0664 phone June 2, 9, 2023 23-00857P

THIRD INSERTION

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

feet, thence North 190 feet, thence

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

Deceased. To: Jasmine Nelson

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

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

The East 50 feet of the West 550 feet of the South 1/2 of Tract 20, of Port Richey Land Company Subdivision of Section 10, Township 25 South, Range 16 East, as shown in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida; the North 25 feet subject to easement for public road right-of-way and utilities. TOGETHER WITH THAT CERTAIN 2006 FLEETWOOD DOUBLE WIDE MOBILE HOME BEARING VIN NUM-GAFL875A79798CG21 AND GAFL875B79798CG21. Property Address: 7318 Allyson St, Port Richey, FL 34668

Parcel Identification No. 10-25-16-0260-00000-0130 This action was instituted in the Sixth Judicial Circuit Court, Pasco County, Florida, and is styled Estate of Sherry Laraine Hausladen Hubbs a/k/a Sherry

Hausladen. You are required to serve a copy

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port 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 accom-modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa-

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

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

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

May 26; June 2, 9, 16, 202323-00852P



CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

SECOND INSERTION

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

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

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 512019CA002654CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF HELEN T. MONDA, DECEASED; DIANNE ELY; MICHAEL MONDA; DEBRA STONE; MICHELE MARC-AURELE; THERESA PAPA; SALVATORE MON-DA; TARGET NATIONAL BANK; FIA CARD SERVICES, N.A., F/K/A BANK OF AMERICA; CITIBANK (SOUTH DAKOTA), N.A.; CITIBANK, N.A.; GULFVIEW VILLAS CONDOMINI-UM ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on July 05, 2023, the following described property as set forth in said Final Judgment,

THAT CERTAIN CONDOMIN-IUM PARCEL DESCRIBED AS UNIT 4, BUILDING G, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS AP-PURTENANT THERETO AC-CORDING TO THE DECLARA-TION OF CONDOMINIUM OF

GULFVIEW VILLAS, PHASE FIVE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RE-CORDS BOOK 1457, PAGE 1835 THROUGH 1885, AND AMEND-MENTS THERETO AND THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 2, PAGES 26 AND 27, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6401 DREX-EL DRIVE UNIT G4, PORT RICHEY, FL 34668

Any person claiming an interest in the

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

IMPORTANT

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

Dated this 30 day of May, 2023. By: $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-110110 - NaC June 2, 9, 2023 23-00886P

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-WS NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREDERICK SMALLAKOFF; THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT **DATED AS OF MAY 31, 1996.** SERIES 1996-B; GARY MELLING; 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 51-2022-CA-002433-Case No. CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATION-STAR MORTGAGE, LLC is the Plaintiff and THE BANK OF NEW YORK,

AS TRUSTEE UNDER THE POOL-ING AND SERVICING AGREEMENT DATED AS OF MAY 31, 1996, SERIES 1996-B VIOLET MELLING UN-KNOWN SUCCESSOR TRUSTEES OF THE FREDERICK SMALLAKOFF TRUST JEREMY DANIEL VANIN; and TRISTAN ALEXANDER VANIN IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 20th day of June 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 328, OAK RIDGE, UNIT

THREE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 108-122, OF THE RE-CORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 26th day of May 2023. By: /s/ Corey Lewis, Esq. Corey Lewis, Esq.

Bar Number: 72580 Submitted by: De Cubas & Lewis, P.A PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

Personal Representative /s/ Maria Tritto Maria Tritto 906 Lakehurst Ave.

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

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, NOTWITH-STANDING ANY OTHER APPLI-

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

CABLE TIME PERIOD, ANY CLAIM

Notice is June 2, 2023. Person Giving Notice: Eileen Salamone 1387 Queen Street Pottstown, PA 19464 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, staceym@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A

23-00884P

4918 Floramar Terrace

June 2, 9, 2023

New Port Richey, Florida 34652

SECOND INSERTION

PASCO COUNTY

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

JEAN F. ROGERS A/K/A JEAN FRANCES ROGERS DECEASED. The administration of the estate of Jean F. Rogers a/k/a Jean Frances Rogers, deceased, whose date of death was August 26, 2022, is pending in the Cir-

cuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING 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:

23-00870P

service@chanelaw.com

June 2, 9, 2023

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

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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING 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

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

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

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

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

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

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

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

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

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

525 - 1st Avenue North St. Petersburg, Florida 33701 /s/ David Reider

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

June 2, 9, 2023 23-00869P

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.

2022CA000736CAAXWS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff vs ALL UNKNOWN HEIRS, CREDITORS, DEVISEES BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GERALD A. STOKES A/K/A GERALD ALLEN STOKES, DECEASED; CURTIS GERALD STOKES: SHELLEY LYNN STOKES; BRIAN KEITH STOKES; MARIA LYNN STOKES; SHAD BOLDAGUARD STOKES: DUSTIN ALLEN-DAVIS STOKES; BRANDY LEE STOKES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN PERSON(S) IN POSSESSION OF

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

DUSTIN ALLEN-DAVIS STOKES; BRANDY LEE STOKES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 50 OF SAN CLEMENTE EAST UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to

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

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

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT ${\rm IN\,AND\,FOR}$

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

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

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on May 18, 2023 in Civil Case No. 2018CA001022CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY,N.A. FKA THE BANK OF NEW YORK TRUSTCOMPANY, N.A.AS SUCCESSOR TO JPMORGAN CHASE BANK.N.A., 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

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

HSBC BANK NEVADA, N.A. are

Defendants.

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

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

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

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

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

Dated this 23 day of May, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Bv: 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

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 notfor-profit corporation,

Plaintiff, vs.
ESTATE OF VICTOR R. POLLARD, ANY AND ALL UNKNOWN HEIRS. SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,

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

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, FL 34654: (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 30th day of May, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@association lawfl.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 RE-CORDED IN PLAT BOOK 13, PAGE 136, OF THE PUBLIC RECORDS OF PASCO COUN-TY, 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 accom-modate 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 FLCourtDocs@brock and scott.comBy /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 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 23-00865F

June 2, 9, 2023

SECOND INSERTION

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

Case No. 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 Plain-tiff 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 RE-CORDED 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.pascorealforeclose. com, on July 17, 2023 at 11:00 A.M..

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

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

Dated this May 24, 2023 By:/s/ George Zamora George Zamora Attorney for Plaintiff Invoice to: George Zamora (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/1702576/CMP

23-00858P

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

CIVIL DIVISION CASE NO.

CA001059CA SELECT PORTFOLIO SERVICING.

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

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

> 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

June 2, 9, 2023

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.,

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

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

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

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

23-00879P

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to

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

Dated this 25th day of May 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.comFile No.: 21-00685 SPS V6.20190626 23-00866P June 2, 9, 2023

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:

2019CA003520CAAXWS WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN

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

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

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

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

COUNTY, FLORIDA.

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

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

Dated this 24 day of May, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Y. Ullman Esq FBN: 106751 Digitally signed by Zachary Ullman Date: 2023-05-24 10:17:38 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1138B June 2, 9, 2023

23-00878P

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 ssessed are as follows:

Certificate #: 1800305 Year of Issuance: 06/01/2019 Description of Property:

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

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

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Office of Nikki Alvarez-Sowles, Esq.

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 #: 1404478 Year of Issuance: 06/01/2015 Description of Property: 03-25-18-0010-01900-0460

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

Name(s) in which assessed: RONALD J MITCHELL All of said property being in the County of Pasco, State of Florida

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

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

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

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

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

Name(s) in which assessed: JODYE A REEDER All of said property being in the County of Pasco, State of Florida

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

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

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

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 COMMER-CIAL HIGHLANDS SOUTH COM AT NW COR SEC 34 TH N32DEG 16'23"E 192.33 FT TH N57DEG 43'37"W 4160 FT FOR POB THE N57DEG 43' 37"W 50.00 FT TH N32DEG 16' 23"E $300.00~\mathrm{FT}$ 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

PASCO COUNTY

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

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: 06/01/2019Description of Property:

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

Name(s) in which assessed ULTIMATE AUTOMOTIVE GROUP INC MICHAEL B MASSEY REGISTERED AGENT

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

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

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

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

23-00771P

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

TO POB OR 6296 PG 1071 Name(s) in which assessed: A P E R HOLDING CORP RUD CORP A.P.E.R. HOLDING CORP ALEX RUDICH REGISTERED AGENT LINDA RUDICH REGISTERED AGENT All of said property being in the County

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

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

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

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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000003TDAXXX

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 sessed 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

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

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 COM-PANY SUBDIVISION PB 1 PG 61 TH S00DEG21' 13"W ALG EAST LINE OF SAID TRACT 38 330.00 FT TH N89DEG51' 58"W 243.03 FT FOR POB TH CONT N89DEG51' 58"W 50.00 FT TH S00DEG21' 13"W 110.00 FT TH S89DEG51' 58"E 50.00 FT TH N00DEG21' 13"E 110.00 FT TO POB SOUTH 25.00 FT THEREOF SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT OF WAY & OR UTILITIES ALSO NORTH 7.50 FT & EAST 3.00 FT & WEST 3.00 FT THEREOF SUBJECT TO AN EASEMENT FOR DRAINAGE & 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.

Office of Nikki Alvarez-Sowles, Esq.

May 03, 2023

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

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:

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

HERSHBERGER All of said property being in the County

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 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

Certificate #: 1808927

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

Name(s) in which assessed CARINA M ALFARO-FRANCO CARINA M ALFARO FRANCO All of said property being in the County

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

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

May 19, 26; June 2, 9, 2023

23-00778P

Notice of Application for Tax Deed

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

PORT RICHEY LAND CO SUB PB 1 PG 61 PORTION OF TRACTS 1 & 4 DESC AS COM AT NE CORNER OF SECTION TH S00DEG20' 21"E 903.49 FT FOR POB TH SOODEG20' 21"E 322.52 FT TH DUE WEST 25 FT TH N11DEG14' 09"W 116.86 FT TH N57DEG31' 04"W 106 00 FT TH N32DEG28' 56"E 180 FT TH N57DEG31' 04"W 120.00 FT TH N32DEG28' 56"E 20.00 FT TH S57DEG31' 04"E 153.04 FT TO POB EXC POR DESC AS COM AT NE COR OF LOT 123 EAST GATE ESTATES 3RD ADDI-TION PB 7 PG 128 FOR POB TH S57DEG31' 04"E 32.00 FT TH S32DEG28'56"W 120.00 FT TH N57DEG31'04"W 32.00 FT TO MOST SLY COR OF LOT 122 OF SAID EAST GATE ESTATES TH N32DEG28'56"E 120.00 FT TO

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

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.

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

23-00765P

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

PUBLISH YOUR

LEGAL NOTICE

NOTICE IS HEREBY GIVEN,

Certificate #: 1805840 Year of Issuance: 06/01/2019

Name(s) in which assessed: JOYCE SHIRLEY

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

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

939 Name(s) in which assessed: FRANCIS S MASON CAMP MASON All of said property being in the County

OF LOT 1 BLOCK 4 OR 1924 PG

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 23-00763F

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 sessed 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 NOODG 12' 44"W 215.02 FT TH S89DG 32' 14"E 179.93 FT FOR POB TH Noodg 08' 35"W 30.30 FT TH Noodg 08' 35"W 69.70 FT TH S89DG 32' 14"E 65.91 FT TH 69.90 FT ALG ARC OF CURVE RIGHT RADIUS 1459.71 FT CHD BRG & DIST S03DG 45' 03"E 69.89 FT TH 30.32 FT ALG ARC OF CURVE RIGHT RADIUS 1459.71 FT CHD BRG & DIST S01DG 47' 03"E 30.32 FT TH N89DG 32' 14"W 71.19 FT TO POB OR 4221 PG 1765 OR 4217

Name(s) in which assessed: 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

PG 250

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

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

Deputy Clerk May 19, 26; June 2, 9, 2023 23-00757P

By: Susannah Hennessy

2022XX000236TDAXXX NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, the

FOURTH INSERTION

Notice of Application for Tax Deed

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

May 19, 26; June 2, 9, 2023

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

23-00767P

property, and the names in which it was assessed are as follows:

Year of Issuance: 06/01/2019 Description of Property:

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

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,

Deputy Clerk

FOURTH INSERTION

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

Description of Property: $09 \hbox{-} \bar{2}6 \hbox{-} 16 \hbox{-} 0020 \hbox{-} 001 \hskip -1.00 \hbox{-} 0023$

GINNY D DHARTE GINNY D PAVAO

May 03, 2023

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