FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-CP-000904 IN RE: ESTATE OF

ROBERT OLIVER FICK A/K/A

ROBERT O. FICK,

Deceased.

The administration of the estate of Rob-

ert Oliver Fick a/k/a Robert O. Fick,

deceased, whose date of death was May

7, 2023, is pending in the Circuit Court

for Pasco County, Florida, Probate Divi-

sion, the address of which is 7530 Little

Road, New Port Richey, FL 34654. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

and other persons having claims or de-

All other creditors of the decedent

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that Randall Roy Lutz, desiring to engage in business under the fictitious name of Alternate Universe Press located at 3237 Seven Springs Blvd, New Port Richey, FL intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 16, 2023 23-00936P

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 TRIPLE Z CONSTRUCTION located at 11934 ORANGE WOOD DR in the

City of DADE CITY, Pasco County, FL

33525 intends to register the said name

with the Division of Corporations of

the Department of State, Tallahassee, Florida. Dated this 12th day of 06, 2023. A ZACH OF ALL TRADES, LLC. 23-00989P June 16, 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 Sophie's Ice Cream located at 22169 Storybook Cabin Way, in the County of Pasco, in the City of Land O' Lakes, Florida 34637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O' Lakes, Florida, this 13th day of June, 2023. Kara Ribar

June 16, 2023

23-00996P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP002071CPAXWS

Division A IN RE: ESTATE OF RONALD L. CONVERSE

Deceased.
TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of RONALD L. CONVERSE, deceased, File Number 2022CP002071CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was April 29, 2022; that the total value of the estate is \$13,242.85 and that the names and addresses of those to whom it has been assigned by such order are:

Address JEFFREY CONVERSE 12333 Deer Lake Drive New Port Richey, FL 34654 RONALD MICHAEL CONVERSE 11739 Elizabeth Circle Strongsville, Ohio 44149 JENNIFER A. BIVEN 20289 Bonnie Bank Blvd. Rocky River, Ohio 44116 RONALD L. CONVERSE, JR. 11739 Elizabeth Circle Strongsville, Ohio 44149 ROBERT E. CONVERSE 12333 Deer Lake Drive New Port Richey, FL 34654 Hernando-Pasco Hospice, Inc. 3010 W Azeele Street, Suite 120 Tampa, Florida 33609

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 16, 2023. Attorney for Person Giving Notice Denise A. Welter, Esquire Attorney for Jeffery Converse Florida Bar Number: 585769 2236 Ashley Oaks Circle Suite 102

Wesley Chapel, FL 33544 Telephone: (850) 388-3845 $\hbox{E-Mail: denise@welterlawoffice.com}\\$ Secondary E-Mail: service@welterlawoffice.com June 16, 23, 2023 23-00941P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING & TRANSPORT gives notice that on 06/30/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. $\,$ HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1G1ZT51856F259033 2006 CHEV

June 16, 2023

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 Altis Grand Suncoast located at 16885 Amaranth Drive in the City of Land O'Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of 06, 2023. Suncoast Multi Owner LLC June 16, 2023 23-00997P

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 Florida Premier FC located at 13553 State Road 54 # 247 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of June, 2023. West Pasco Youth Soccer Association,

Jean Gendebien June 16, 2023

23-00985P

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

GENERAL JURISDICTION

DIVISION CASE NO. 2022CA001405CAAXWS NAVY FEDERAL CREDIT UNION,

PEARL LASHOME WRIGHT, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 11, 2023 in Civil Case No. 2022CA001405CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and PEARL LASHOME WRIGHT, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of July, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 317, JASMINE LAKES UNIT 4-A, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) $847 \neg 8110$ (V) in New Port Richev: (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. By: /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803

23-00998P

23-06745FL

June 16, 23, 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 Designer Discount Club located at 2596 Meander Cv, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 14th day of June, 2023.

Fireflo Design LLC June 16, 2023

FIRST INSERTION

NOTICE OF PUBLIC SALE

National Auto Service Center Pasco, Inc. gives notice & intent to sell for nonpayment of labor, service & storage fees the following vehicle on 07/03/2023 at 8:30 AM at 8833 State Road 52, Hudson, FL 34667. Phone 727- 439-7901 For \$3,589.90 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 2012 INFI

VIN# JN8AZ2NE9C9017085

June 16, 2023

23-00984P

23-01000P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 217.10 acres known as Magnolia Island Mass Grading Plan.

The project is located in Pasco County, Section(s) 13, 24, Township 25 South, Range 20 East. The permit applicant is Jen Tampa 7, LLC whose address is 1316 W Swann Ave, Tampa, FL 33606 and Magnolia Island, LLLP whose address is 33415 Kiefer Road, Wesley Chapel, FL 33545. The Permit No. is 43045478.001.

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

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a

request for hearing. June 16, 2023

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY GENERAL CIVIL DIVISION CASE NO:

2023CA003059CAAXWS PTC COMMUNITY
DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,

THE STATE OF FLORIDA. AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF PTC COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN. AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY.

NOTICE AND ORDER TO SHOW CAUSE

Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF THE PTC COMMUNITY DEVELOPMENT DIS-TRICT ("DISTRICT"), INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF PTC COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, OR TO BE AF-

FECTED THEREBY: The above cause comes to be heard

upon the Complaint filed herein by the District in the County of Pasco, State of Florida, seeking to determine the authority of said District to issue its PTC Community Development District Special Assessment Revenue Bonds ("Bonds") in an aggregate amount not to exceed \$190,185,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has been validly established and has the power to undertake its Capital Improvement Plan, to issue the Bonds and all series thereof and to incur the bonded debt as set forth in the Complaint, and to secure the Bonds with the Special Assessments; (b) the Bonds when issued pursuant to the Act and Indenture, the Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution and all of the proceedings attendant to all of the foregoing --including the Assessments -- are valid and in conformity with law and the Assessments constitute a first lien on the property in the District against which they are assessed; (c) the Assessments are supported by sufficient benefit and are fairly and reasonably allocated across all benefitted properties; (d) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indentures, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture: (e) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; (f) the Capital Improvement Plan will serve a valid public purpose; and

(g) the members of the District's Board have been duly and validly elected. The aforesaid Complaint having been presented to this Court, and this Court be-

ing fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, appear on the 13th day $\,$ of July 2023 at the hour of 9:30 a.m. of said day for 15 minutes, before the Honorable Kimberly Sharpe Byrd, via Telephonic Hearing at (727) 815-7132. and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.
IT IS FURTHER ORDERED that

by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including nonresidents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS 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 16, 2023.

Personal Representative: /s/ Tana Brooks Tana Brooks

17200 River Airport Road Brandywine, Maryland 20613 Attorney for Personal Representative: /s/ Linda S. Faingold Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com June 16, 23, 2023

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Asturia Community Development District will hold their regular monthly meeting on Tuesday, June 27, 2023 at 6:00 p.m., at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556.

Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website https://www.asturiacdd.org/ or contact the District Manager, Tish Dobson, at tdobson@vestapropertyservices.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-285, or tdobson@vestapropertyservices.com or on the District's website https://www.asturiacdd.org/. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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. Tish Dobson District Manager

property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

Electronically Conformed 5/12/2023 Kimberly Sharpe Byrd Kimberly Sharpe Byrd. Circuit Court Judge

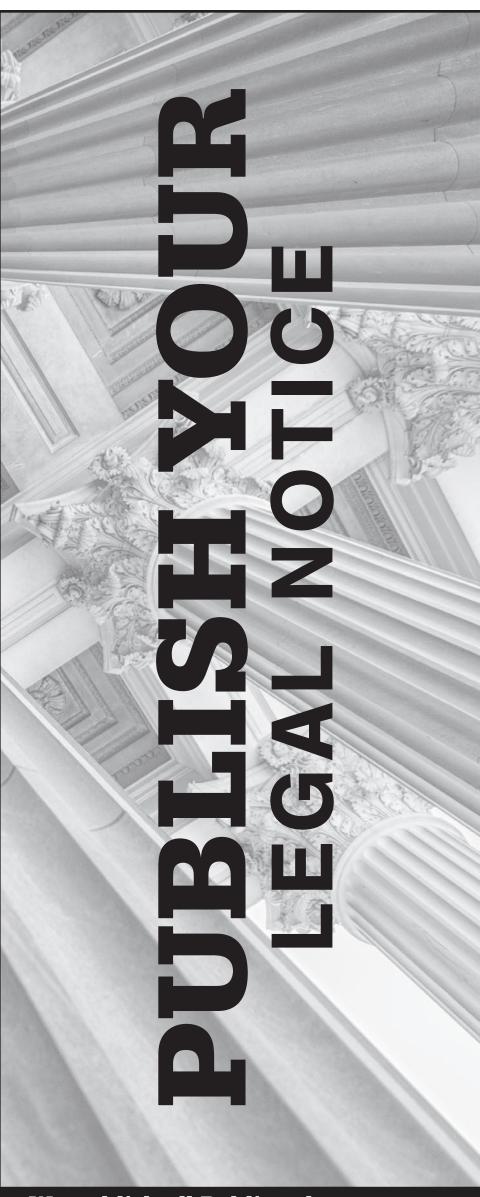
Copies to: Sara Elizabeth Macks, Assistant State Attorney (appealeservice@flsa6.gov)

Flaine Babiarz. Assistant State Attorney (SA6appealeservice@co.pinellas.fl.us) Jennifer Kilinski, Counsel for Plaintiff

(iennifer@cddlawvers.com) Lauren Gentry, Counsel for Plaintiff (lauren@cddlawyers.com) Grace Kobitter, Counsel for Plaintiff (grace@cddlawyers.com) 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. June 16, 23, 2023 23-00934P



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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email legal@businessobserverfl.com

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail) TO: ANGELO JOHN RANDONE and

ANY UNKNOWN PARTY(s) IN POSSESSION 7424 Hob Lane; Lot #222

sonal property remained:

New Port Richey, Florida 34653. CMRR: 7022-1670-0001-4521-1829 When you vacated the premises at

NOTICE OF ACTION FOR

Dissolution of Marriage

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 512023DR003162DRAXES

Division: L

TO: SANDIE DIAZ
YOU ARE NOTIFIED that an action

for Dissolution of Marriage has been

filed against you and that you are required to serve a copy of your writ-ten defenses, if any, to it on Simone

BENNY DIAZ,

Petitioner, and SANDIE DIAZ,

Respondent

7424 Hob Lane; Lot #222, New Port Richey, FL 34653, the following per-

UNKNOWN UNKNOWN MODEL MAUVE SINGLE WIDE MOBILE HOME VIN: BF31516; TITLE NO. 0005977417 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT.

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the abovedescribed property and take possession of the property which you claim, not later than June 30, 2023 at 11:00a.m., this property will be disposed by sale pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim

the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the

DATE: June 12, 2023

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC MARY CLARK, PARK MANAGER 6530 Accent Lane

New Port Richey, FL 34653 (727)-842-3928 23-00991P

June 16, 23, 2023

FIRST INSERTION

Lennon, Esq., counsel for Petitioner, BENNY DIAZ, 6330 Madison Street, New Port Richey, Florida 34652 on or before 07-17-2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, Fl 34654, 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 Designation

of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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: June 12, 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Beth Bray

(Deputy Clerk) June 16, 23, 30; July 7, 2023

FIRST INSERTION

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

CASE NO. 2023CA003138 ES BANK OF AMERICA, N.A, Plaintiff, vs. MELISSA AOUN, CONCORD STATION COMMUNITY ASSOCIATION, INC, CONCORD STATION, LLP, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF MELISSA AOUN. Defendants.

MELISSA AOUN 3109 CHESSINGTON DR LAND O LAKES, FL 34638 UNKNOWN SPOUSE OF MELISSA

3109 CHESSINGTON DR LAND O LAKES, FL 34638 MELISSA AOUN 2568 HIDDEN COVE LANE CLEARWATER, FL 33763 UNKNOWN SPOUSE OF MELISSA 2568 HIDDEN COVE LANE CLEARWATER, FL 33763 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclosure Mortgage covering the following real and personal property described as follows, to-wit: LOT 12, BLOCK E, CONCORD STATION PHASE 1 - UNITS "A"

AND "B", ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 54, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Nicholas J. Van-hook, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155 Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 7-17-23 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a 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 trans-

portation services.
WITNESS my hand and seal of said Court on the day of JUN 14 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 Email: AccountsPayable@mccalla.com 7192018

23-00151-2 June 16, 23, 2023

23-01002P

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. 2023CA000340CAAXWS U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, 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 INTEREST IN THE ESTATE OF BAR-BARA ROGERS A/K/A BARBARA J. ROGERS, 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.

TO: DAMIEN ANDREW ROGERS, NATALIE RENEE ROGERS, 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 fore-

closed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:
UNIT 2571, EMBASSY HILLS
UNIT TWENTY TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 19, 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 7-17-23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) 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 accommofor this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

WITNESS my hand and the seal of this Court at County, Florida, this day of JUN 14 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. 23-091442

June 16, 23, 2023

23-00999P

HOW TO Publish Your

CALL 941-906-9386

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

Notice of Application for Tax Deed 2023XX000023TDAXXX NOTICE IS HEREBY GIVEN.

That VININGS VENTURES 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:

FIRST INSERTION

Certificate #: 1801607 Year of Issuance: 06/01/2019

Description of Property:

03-26-21-0130-00000-0690 ZEPHYR RIDGE PB 26 PG 78-80 LOT 69 OR 5649 PG 1591

Name(s) in which assessed:

JUDÝ PAPARO

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 July 20, 2023 at 10:00 am. May 31, 2023

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessv Deputy Clerk 23-00954P

June 16, 23, 30; July 7, 2023

Notice of Application for Tax Deed 2023XX000036TDAXXX NOTICE IS HEREBY GIVEN.

That ATCF II FLORIDA-A 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:

PASCO COUNTY

FIRST INSERTION

Certificate #: 1900408 Year of Issuance: 06/01/2020

Description of Property: 27-23-21-0100-00A00-0070 TRILBY MANOR NO 1 MB 7 PG 150 LOT

7 BLK A Name(s) in which assessed: ESTATE OF JUANITA J SMITH JUANITA JONES SMITH

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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000034TDAXXX NOTICE IS HEREBY GIVEN.

That ATCF II FLORIDA-A 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 #: 1902484 Year of Issuance: 06/01/2020

Description of Property: 24-26-21-0040-00000-1190

THE EMERALD POINTE RV RESORT PHASE TWO PB 35 PGS 127-129 LOT 119

Name(s) in which assessed: ALICE I JUNE

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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessv

June 16, 23, 30; July 7, 2023

Deputy Clerk 23-00958P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000031TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 1912401 Year of Issuance: 06/01/2020 Description of Property:

36-26-15-0900-00000-9900 HOLIDAY LAKE ESTATES UNIT 13 PB 10 PG 40 LOT 990 OR 9282 PG 1057

Name(s) in which assessed: YVONNE SCHEFFLER 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00956F

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000063TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1900947 Year of Issuance: 06/01/2020

Description of Property: 28-24-21-0070-00000-0010 DADE TERRACE PB 5 PG 169 LOT 1 OR 5316 PG 1745 Name(s) in which assessed:

JACK JEFFERY DAVENPORT 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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk June 16, 23, 30; July 7, 2023 23-00980P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000045TDAXXX NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows: Certificate #: 1906313 Year of Issuance: 06/01/2020 Description of Property:

21-25-17-0110-19700-0070 MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 LOTS 7 & 8 BLK 197 OR 1235 PG 1611 Name(s) in which assessed:

JOANNA E HORN-HEGE 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00966P

FIRST INSERTION

23-00960P

Notice of Application for Tax Deed 2023XX000058TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1907528 Year of Issuance: 06/01/2020 Description of Property:

34-24-16-0060-00000-0130 FLORESTATE PARK UNIT 1 PB 7 PG 10 LOTS 13 & 14 OR 3341 PG 1559 Name(s) in which assessed:

MELINDA LOGELIN 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00976P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000007TDAXXX

That DAY INVESTMENT AND CONSULTING LLC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

Year of Issuance: 06/01/2018

16-25-17-0060-05600-0190

MOON LAKE ESTATES UNIT

6 PB 4 PGS 90-91 LOTS 19 & 20

All of said property being in the County

Unless such certificate shall be

BLOCK 56 OR 9464 PG 1366

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1705961

Name(s) in which assessed:

SEAN BRODERICK

of Pasco, State of Florida

on July 20, 2023 at 10:00 am.

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000060TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

follows: Certificate #: 1906449 Year of Issuance: 06/01/2020 Description of Property:

21-25-17-0150-20000-0270 MOON LAKE ESTATES UNIT $15\ PB\ 6\ PGS\ 65A\text{-}68\ LOTS\ 27\ \&\ 28$ BLOCK 200

Name(s) in which assessed: LASITA KNOX

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 July 20, 2023 at 10:00 am. May 31, 2023

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

Deputy Clerk June 16, 23, 30; July 7, 2023 23-00977P

Notice of Application for Tax Deed 2023XX000032TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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

FIRST INSERTION

assessed are as follows: Certificate #: 1904867

Year of Issuance: 06/01/2020 Description of Property: 35-26-18-0080-00Q00-0050 PARADISE LAKES RESORT CONDO PHASE 2 PB 22 PGS

129-137 BLDG Q UNIT 5 & COMMON ELEMENTS OR 6226 PG 1786 OR 9309 PG 2173 Name(s) in which assessed: LINDA E LUNN

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 July 20, 2023 at 10:00 am.

May 31, 2023

Office of Nikki Alvarez-Sowles, Esq.

Deputy Clerk

23-00957P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000038TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 1912394

Year of Issuance: 06/01/2020 Description of Property: 36-26-15-0890-0000-8590

HOLIDAY LAKE ESTS NO 12 PB 10 PG 24 LOT 859 OR 1785 PG 463 Name(s) in which assessed: DEBORAH ANN DUNN ROBERT EUGENE MCCANTS

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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00962P

FIRST INSERTION

assessed are as follows:

Description of Property:

4980 PG 1048

Name(s) in which assessed:

of Pasco, State of Florida

EDMUND SAMPSON JR

Certificate #: 1810424

Year of Issuance: 06/01/2019

-26-16-0020-00000-0132

PINE ACRES SUBDIVISION

PB 5 PG 156 WEST 137 FT OF

EAST 157 FT OF LOT 13 OR

JOAN S SAMPSON DECEASED

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the property described in such certificate

shall be sold to the highest bidder

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00953P

on July 20, 2023 at 10:00 am.

June 16, 23, 30; July 7, 2023

May 31, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000041TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 1907277 Year of Issuance: 06/01/2020 Description of Property: 27-24-16-0080-00E00-0400 CAPE CAY UNIT 2 PB 7 PG 45 LOTS 40 & 41 BLOCK E OR

5854 PG 251 Name(s) in which assessed: JOAN V NOVELLI

on July 20, 2023 at 10:00 am.

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,

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk June 16, 23, 30; July 7, 2023 23-00964P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000050TDAXXXNOTICE IS HEREBY GIVEN, assessed are as follows: Certificate #: 1911304

Year of Issuance: 06/01/2020 516 OR 1602 PG 1802

MATTHEW E LYNCH JR

on July 20, 2023 at 10:00 am.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023

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

May 31, 2023

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

Deputy Clerk June 16, 23, 30; July 7, 2023

23-00943P

FIRST INSERTION

2023XX000008TDAXXX NOTICE IS HEREBY GIVEN, That DAY INVESTMENT AND CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1705810 Year of Issuance: 06/01/2018 Description of Property: 10-25-17-0050-06800-0090 BLOCK 68 MOON LAKE NO 5

Name(s) in which assessed ANTHONY VAINISI III SANDRA MAXSON

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 July 20, 2023 at 10:00 am.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

23-00944P

FIRST INSERTION

Pasco County Clerk & Comptroller By: Susannah Hennessy

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000018TDAXXX

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

GARDEN TERRACE SECTION

1 PB 7 PG 23 LOT 89 OR 9230

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00950P

on July 20, 2023 at 10:00 am.

June 16, 23, 30; July 7, 2023

May 31, 2023

Year of Issuance: 06/01/2019

Description of Property: 34-24-16-0050-0000-0890

Name(s) in which assessed:

ARDITH R SKEENS

JOHN N SKEENS

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed

assessed are as follows: Certificate #: 1807337

PG 1263

Notice of Application for Tax Deed

PB 4 PGS 84, 85 LOTS 9&10

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

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq.

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000062TDAXXXNOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS

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

Certificate #: 1900413 Year of Issuance: 06/01/2020 Description of Property: 27-23-21-0100-00B00-0150 TRILBY MANOR NO 1 PB 7 PG 150 LOT 15 BLK B

Name(s) in which assesse LORENZO K SIMS FAYE J HARRIS ET AL MICHAEL RAY SIMS

FAYE J HARRIS 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 July 20, 2023 at 10:00 am.

May 31, 2023

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

23-00979P

FIRST INSERTION

Notice of Application for Tax Deed Notice of Application for Tax Deed 2023XX000022TDAXXX 2023XX000009TDAXXX NOTICE IS HEREBY GIVEN. NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of That DAY INVESTMENT CONSULTING LLC, the holder of the following certificates has filed said the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and certificate for a tax deed to be issued year of issuance, the description of thereon. The certificate number and property, and the names in which it was year of issuance, the description of property, and the names in which it was

sessed are as follows: Certificate #: 1706119 Year of Issuance: 06/01/2018

Description of Property: 16-25-17-0100-15900-0370 MOON LAKE ESTATES UNIT 10 PB 5 PG 128 LOTS 37 & 38 BLOCK 159 OR 7504 PG 1701

Name(s) in which assessed DANIEL SCOTT BARE DAVID LEE BARE 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 July 20, 2023 at 10:00 am.

May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00945P

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

Description of Property: 22-26-16-004D-00000-5160 SEVEN SPRINGS HOMES UNIT 3-B PB 16 PGS 56-57 LOT

Name(s) in which assessed: EST OF MATTHEW E LYNCH JR All of said property being in the County

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

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq.

23-00969P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000052TDAXXX NOTICE IS HEREBY GIVEN, WENG PROPERTY INVESTMENTS 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 #: 1404282 Year of Issuance: 06/01/2015 Description of Property: 14-24-18-0010-00000-0250 PASCO LAKE TRAIL TRAILER

3396 PG 1789 Name(s) in which assessed: MARY T JENNISON MARY T SHIPPY All of said property being in the County

ESTATES PB 8 PG 9 LOT 25 OR

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 July 20, 2023 at 10:00 am. May 31, 2023

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk June 16, 23, 30; July 7, 2023 23-00971P

Office of Nikki Alvarez-Sowles, Esq.

FIRST INSERTION Notice of Application for Tax Deed

2023XX000049TDAXXX NOTICE IS HEREBY GIVEN That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1908745

WEST PORT SUBDIVISION UNIT 1 PB 11 PGS 82 & 83 LOT 2 OR 9205 PG 1198 Name(s) in which assessed

21-25-16-0560-00000-0020

Year of Issuance: 06/01/2020 Description of Property:

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,

Pasco County Clerk & Comptroller June 16, 23, 30; July 7, 2023

Office of Nikki Alvarez-Sowles, Esq.

ESTATE RECOVERY SERVICES & S JAMES HANDLEY All of said property being in the County

on July 20, 2023 at 10:00 am. May 31, 2023

> By: Susannah Henness Deputy Clerk

23-00968P

Notice of Application for Tax Deed 2023XX000057TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1911725

Year of Issuance: 06/01/2020 Description of Property: 31-26-16-0160-00000-0450 BUENA VISTA ADDITION PB 4 PG 105 LOT 45 OR 5602 PG 1024 Name(s) in which assessed ESTATE OF BRADLEY D SIMMONS BRADLEY D SIMMONS

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 July 20, 2023 at 10:00 am. May 31, 2023

All of said property being in the County

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk June 16, 23, 30; July 7, 2023 23-00975P

Office of Nikki Alvarez-Sowles, Esq.

Deputy Clerk June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000004TDAXXX 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 ssessed are as follows:

Certificate #: 1407252 Year of Issuance: 06/01/2015 Description of Property:

24-24-16-0060-00000-0270 OAK WOOD HTS MB 7 PG 81

Name(s) in which assessed: JOANN NOLTE MIDDLETON 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 July 20, 2023 at 10:00 am. May 31, 2023

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk June 16, 23, 30; July 7, 2023

23-00942P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000019TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1800699 Year of Issuance: 06/01/2019 Description of Property:

26-24-21-0050-00500-0050 BURNETT PLACE ADDITION TO DADE CITY PR 2 PG 3 EAST 14.00 FT LOT 5 & WEST 6.00 FT LOT 6 & NORTH 5.00 FT OF ALLEY AKA PCL 3 LYING SOUTH OF SAME BLOCK 5 OR 7657 PG 976

Name(s) in which assessed: CONSOLIDATED HOLDINGS LLC WILLIAM G DAYTON ESQ 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 July 20, 2023 at 10:00 am. May 31, 2023

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk June 16, 23, 30; July 7, 2023

23-00951P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000011TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1703536 Year of Issuance: 06/01/2018 Description of Property: 10-26-19-0010-0040N-0040

DOWNS TAMPA RANCHETTES UNREC PLAT $\mathrm{N1/2}$ SEC 4 LOTS 4 5 & 6 EAST 65.0 FT OF WEST 340.0 FT OF N1/4 OF NE1/4 OF NW1/4 OF SW1/4 NORTH 25.0 FT THEREOF RESERVED AS ROAD RIGHT-OF-WAY FOR INGRESS & EGRESS & EAST 65.0 FT WEST 405.0 FT OF N1/4 OF NE1/4 OF NW1/4 OF SW1/4 NORTH 25.0 FT THEREOF RESERVED AS ROAD RIGHT-OF-WAY FOR INGRESS & EGRESS & EAST 65.0 FT OF WEST 470.0 FT OF N1/4 OF NE1/4 OF NW1/4 OF SW1/4 NORTH 25.0 FT THEREOF RESERVED AS ROAD RIGHT-OF-WAY FOR

PG 1194 Name(s) in which assessed: CHRISTOPHER PAUL GARRETT All of said property being in the County

INGRESS & EGRESS OR 8381

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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000027TDAXXX NOTICE IS HEREBY GIVEN,

That ATCF II FLORIDA-A 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 #: 1901919 Year of Issuance: 06/01/2020 Description of Property: $11\hbox{-}26\hbox{-}21\hbox{-}0010\hbox{-}12300\hbox{-}0090$

OF ZEPHYRHILLS CITY FORMER TOWN OF ZEPHYRHILLS PB 1 PG 54 WEST 1/2 OF LOTS 9 10 11 & 12 BLOCK 123 OR 8659 PG 738 Name(s) in which assessed:

PENNY NEAR HELEN BRIDGET FORDYCE

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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00955P

FIRST INSERTION Notice of Application for Tax Deed 2023XX000012TDAXXX

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

Certificate #: 1711910 Year of Issuance: 06/01/2018 Description of Property:

34-26-16-0150-00000-0000 CHELSEA PLACE UNIT THREE PB 31 PGS 21-24 LOT O SUBJECT TO AN NON-EXCLUSIVE PERPETUAL EASEMENT PER OR 3237 PG 1309 OR 3237 PG 1310

Name(s) in which assessed: CHELSEA PLACE PRESERVE INC CARL A MINIERI 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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00948P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000035TDAXXX NOTICE IS HEREBY GIVEN,

That ATCF II FLORIDA-A 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 #: 1905351 Year of Issuance: 06/01/2020Description of Property:

25-24-17-0010-00001-0190 HIGHLANDS UNREC PLAT POR TRACT 1019 DESC AS FOLL:COM AT SE COR SEC $26~{\rm TH}~{\rm S89DEG53'}~02"{\rm W}~50.41$ THNO9DEG54' 46"E 583.36 FT FOR POB TH CONT N09DEG54' 46"E 295.05 FT TH S78DEG54' 37"E 147.55 FT TH ${\bf S09DEG54'46''W~295.05\,FT\,TH}$ N78DEG54' 37"W 147.54 FT TO POB:SUBJ TO UNLOCATED PIPELINE EASEMENT TRACT #PASC-9 PER OR 3261 PG 298 SUBJ TO UTILITY ESMT PER OR 8574 PG 1332

Name(s) in which assessed: CLASSIC SOUTHERN HOMES

MARK JORDAN 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00959P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000013TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1709073 Year of Issuance: 06/01/2018

Description of Property: 28-25-16-0010-04700-0000 PORT RICHEY LAND CO SUB PB 1 PG 61 TRS 47 & 48 EXC SOUTH 600 FT OF TRACT 48 OR 4107 PG 855

Name(s) in which assessed: ORETO CORPORATION MATT DONALD MONTAGUE

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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00949P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000055TDAXXX

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

Certificate #: 1905179 Year of Issuance: 06/01/2020 Description of Property:

 $13\hbox{-}24\hbox{-}17\hbox{-}0050\hbox{-}00000\hbox{-}0063$ WALSHS WOODLANDS UNREC E 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 EXC W 132 FT & EXC S 524.96 FT & EXC N 25 FT & EXC E 33 FT AKA TR 6-A OR 5223 PG 1607

Name(s) in which assessed: DEVONNA PRINZI PHILLIP D PRINZI MELISSA BOWERS

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 July 20, 2023 at 10:00 am. May 31, 2023 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00973P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000046TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1907671 Year of Issuance: 06/01/2020 Description of Property:

36-24-16-0090-00000-4480 PARKWOOD ACRES UNIT 4 UNREC PLAT TRACT 448 DESC AS COM AT NE COR OF SEC 36 TH N89DEG17' 04"W ALG NORTH LINE OF SAID SEC 36 825.00 FT TH S00DEG58' 51"W 1216.11 FT TH N89DEG15' 04"W 225.00 FT FOR POB TH CONT N89DEG15' 04"W 100.00 FT TH S00DEG58' 51"W 225.00 FT TH S89DEG15' 04"E 100.00 FT TH N00DEG58' 51"E 225.00 FT TO POB EXCEPT NLY 25.00 FT THEROF TO BE USED FOR RD R/W OR 9228 PG 1731 OR 9267 PG 1562

Name(s) in which assessed: KEVIN SMITH

THONGKOM SMITH 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00967P

Deputy Clerk

FIRST INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2023XX000039TDAXXX NOTICE IS HEREBY GIVEN,

That ATCF II FLORIDA-A 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 #: 1910330 Year of Issuance: 06/01/2020 Description of Property: 08-26-16-0550-00000-1080

RICHEY MEDICAL PLAZA A PROFESSIONAL CONDOMINIUM CB 6 PGS 34-38 UNIT 108 BLDG 1 & COMMON ELEMENTS Name(s) in which assessed:

RICHEY MEDICAL CENTER CONDOMINIUM ASSOC INC PATRICIA MORRIS 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00963P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000054TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS

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

Certificate #: 1908662 Year of Issuance: 06/01/2020 Description of Property:

16-25-16-003A-00000-2330 SENATE MANOR MOBILE HOME PARK UNRECORDED PLAT LOT 233 OR 3287 PG 1007 PROBATE FILE NO 94-000598 CP

Name(s) in which assessed: DONNA JULIA SULLIVAN SENATE MANOR HOMEOWNERS ASSOCIATION INC JONATHAN JAMES DAMONTE 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00972P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000042TDAXXX

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

Certificate #: 1905408 Year of Issuance: 06/01/2020 Description of Property:

30-24-17-0010-00000-1470 HIGHLANDS UNREC PLAT POR OF TRACT 147 DESC AS COM AT SE COR OF NE1/4 OF SECTH NOODEG 28'56"W ALG EAST LINE OF SEC 662.19 FT TH S89DEG05'36"W 889 57 FT TH NORTH 25.00 FT FOR POB TH S89DEG05'36"W 167.94 FT TH N00DEG29'16"W 637.35 FT TH N89DEG06'09"E 170.65 FT TH S00DEG14'38"E 637.36 FT TO POB AKA TRACT A OR 4442 PG 1770 OR 6596 PG 916 OR 6655 PG 1057 OR 6702 PG 1904

Name(s) in which assessed MARY M JASPER ESTATE OF MARY M JASPER 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00965P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000051TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1901447 Year of Issuance: 06/01/2020 Description of Property:

36-25-21-0010-11300-0010 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 6 W1/2 OF S1/2 OF TRACT 113 LYING IN SECTION 36 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER NORTH 17.5 THEREOF OR 8539 PG 3405

Name(s) in which assessed: THERESA M KARCZMARCZYK 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00970P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000056TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1900631 Year of Issuance: 06/01/2020 Description of Property: 22-24-21-0030-01600-0150

LAKE GEORGE PARK PB 4 PG 32 LOTS 15 & 16 BLK 16 OR 1431 PG 384 & OR 8149 PG 1787 Name(s) in which assessed: CORRINE C DEBLOSE TRUST

SANDRA CHAMBLEE TRUSTEE THE CORRINE C DEBLOSE TRUST DATED 28 JULY 2009 CORRINE C DEBLOSE TRUSTEE DECEASED SANDRA CHAMBLEE SUCCESSOR 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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00974P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000020TDAXXX NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows:

Certificate #: 1809312 Year of Issuance: 06/01/2019 Description of Property: 32-25-16-0000-04800-0040 COM NE COR OF SE1/4 OF NW1/4 SEC 32 TH ALG NORTH LN SE1/4 OF NW1/4 WEST 285.43 FT FOR POB TH S0DEG23'0"W 153.78 FT TO PT IN PITHLACHASCOTEE RIVER TH N54DEG14'31"W 52.32 FT TH NODEG51'0"E 123.21 FT TO NORTH LN SE1/4 OF NW1/4 TH ALG NORTH LN EAST 41.66 FT TO POB

Name(s) in which assessed: BELLEAIR BLUFFS PROPERTIES

TAIT LUNDQUIST 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 July 20, 2023 at 10:00 am. May 31, 2023

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000037TDAXXX

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 1911699 Year of Issuance: 06/01/2020 Description of Property:

31-26-16-0110-00600-00B0 COM 15 FT NORTH OF SE COR OF BLOCK 6 OF ADELL GARDENS PB 6 PG 16 FOR POB TH N00DG 43' 52" W 185 FT TH N89DG 16' 08"W 55.23 FT TH S15DG 53' 08"E 192.99 FT TO POB OR 4037 PGS 1030-

Name(s) in which assessed: JAMES E DIDDLE LINDA C DIDDLE

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 July 20, 2023 at 10:00 am. May 31, 2023

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

June 16, 23, 30; July 7, 2023 23-00961P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000061TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1900033 Year of Issuance: 06/01/2020 Description of Property:

 $20\hbox{-}25\hbox{-}22\hbox{-}0000\hbox{-}01600\hbox{-}0000$ NORTH 24 ACRES OF SOUTH 119 ACRES OF SW1/4 OF SEC 20 LESS THAT PORTION THEREIN LYING WITHIN R/W OF US HWY 98 AND THAT PORTION LYING SOUTHWEST OF R/W OR 6207 PG 1822

Name(s) in which assessed: JAMES BRADFORD STARLING W CHRISTINE ISABELL STARLING

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 July 20, 2023 at 10:00 am. May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk June 16, 23, 30; July 7, 2023

23-00978P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000010TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1705385 Year of Issuance: 06/01/2018 Description of Property

33-24-17-0020-00100-0050 FLORIDA NATURIST PARK UNREC PLAT LOT 5 BLOCK 1 DESC AS START AT CENTER OF SECTION LINE BETWEEN NW1/4 OF SW1/4 TH NORTH 211.50 FT ALG CENTER LINE OF NW1/4 TH N88DG W 157.00 FT FOR POR TH NO4DG E 130.00 FT TH N80DG W 70.00 FT TH S04DG W 130.00 FT TH S88DG E 70.00 FT TO POB

Name(s) in which assessed: JAMES R SAVERDA LAVERNE E SAVERDA 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 July 20, 2023 at 10:00 am.

May 31, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00946P

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

FIRST INSERTION

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

FLORIDA CASE NO.: 2022CA002216 - WS TREASURE COVE HOMEOWNERS ASSOCIATION OF PASCO, INC., Plaintiff, vs. THUY VAN BUI, et al.,

Defendant(s). TO: Thuy Van Bui 5229 Bay Blvd. Port Richey, FL 34668

Thuy Van Bui 194 Hummingbird Ln. Comer, GA 30629

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Pasco County, Florida:

Lot 2, Block A, Treasure Cove, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 89 through 91, inclusive, of the Public Records of Pasco County, Florida.

5350 Koons Drive, Port Richey, FL 34668("Property") A lawsuit has been filed against you

and you are required to serve a copy of your written defenses, if any, to it on, FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, 7-17-23 within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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: JUN 13 2023 Nikki Alvarez-Sowles, Esquire CLERK OF THE COURT By: /s/ Patty Hoogewind Deputy Clerk

FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789

June 16, 23, 2023

NOTICE TO CREDITORS (Summary Administration) IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512023CP000262CPAXWS Division I IN RE: ESTATE OF

LINDA JANE KELBISH

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 LINDA JANE KELBISH, deceased, File Number 512023CP000262CPAXWS, 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 November 5. 2022; that the total value of the estate is \$30,000.00 and that the names and addresses of those to whom it has been

FIRST INSERTION

assigned by such order are: Name Address HEATHER REID 6910 N. Valley Road Columbia City, IN 46725 MELANIE McLANE aka MELANIE McCLAIN 7865 County Road 68 Spencerville, Indiana 48725 RACHAEL ODDO 2436 Saddlewood Lane Palm Harbor, Florida 34685 SARA WILLIAMS 3557 Secretariat Lane West Lafayette, Indiana 47906 LEAHA MEINEKA aka LEAHA

MEINIKA 4471 N. Airport Road Columbia City, IN 46725 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME

PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is June 16, 2023.

Person Giving Notice: HEATHER REID 6910 N. Valley Road

Columbia City, Indiana 46725 Attorney for Person Giving Notice JENNY SCAVINO SIEG Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street

Trinity, FL 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 $\hbox{E-Mail: jenny@siegcolelaw.com}$ Secondary E-Mail:

eservice@siegcolelaw.comJune 16, 23, 2023 23-00986P

FIRST INSERTION

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

DIVISION CASE NO. 51-2019-CA-002716 ES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff,

WILLIAM BILLINGS A/K/A WILLIAM J. BILLINGS IV, et al.

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

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

Any person claiming an interest in the

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

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 9 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\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email amanda.murphy@raslg.com 19-360943 - ViT June 16, 23, 2023 23-00981P

FIRST INSERTION

23-00993P

PASCO COUNTY

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

CASE NO.: 2022CA002147CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES ROCK A/K/A CHARLES DOUGLAS ROCK, ET AL., DEFENDANTS.

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In the estate of Charles Rock A/K/A Charles Douglas Rock

Last Known Address: 8825 Wabash Ln, Port Richey, FL 34668

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

lowing described property: LOT 216, DRIFTWOOD VIL-LAGE FIRST ADDITION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 15, PAGE(S) 75 AND 76, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210

N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 7-17-23, a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this JUN 13 2023.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900 Coral Springs, FL 33071 23-00995P June 16, 23, 2023

FIRST INSERTION

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

IN AND FOR PASCO COUNTY, FLORIDA CASE NO.2019CA003008CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, v.

SANDRA THOMPSON A/K/A SANDRA M. THOMPSON; UNKNOWN SPOUSE OF SANDRA THOMPSON A/K/A SANDRA M. THOMPSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AMERICAN RESIDENTIAL SERVICES OF FLORIDA, INC. D/B/A ARS RESCUE ROOTER; EILAND PARK TOWNHOMES ASSOCIATION, INC Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 20, 2023, and Order Rescheduling Foreclosure Sale entered on May 26, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOT 18, OF EILAND PARK

TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. a/k/a 37544 AARALYN RD, ZEPHYRHILLS, FL 33542-

3208 at public sale, to the highest and best bidder, for cash, online at www.pasco

realforeclose.com, on July 10, 2023 beginning at 11:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as

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

if the time before the scheduled appearance is less than seven days. Dated at St. Petersburg, Florida this 8th. day of June, 2023. eeXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera

Isabel López Rivera FL Bar: 1015906

FIRST INSERTION

June 16, 23, 2023 23-00939P

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

FIRST INSERTION

CASE NO.: 2023CA003270CAAXWS BANK OF AMERICA, N.A.; Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE BRANDON BERNARD: GULF ISLAND BEACH & TENNIS CLUB CONDOMINIUM ASSOCIATION II. INC.: GULF ISLAND CONDOMINIUM OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY:

Defendant(s). To the following Defendant(s): UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST IN THE ESTATE OF CAROLYN R. BERNARD Last Known Address UNKNOWN

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

lowing described property: UNIT 211E OF GULF ISLAND BEACH AND TENNIS CLUB II, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED IN OFFICIAL RECORD BOOK 3300, PAGE 208 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. a/k/a 6009 SEA RANCH DRIVE UNIT 211, HUDSON, FL 34667

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 7-17-23 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to

Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port 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..

this Court this day of JUN 13 2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court by: (SEAL) By: /s/ Patty Hoogewind As Deputy Clerk

WITNESS my hand and the seal of

Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 June 16, 23, 2023 23-00994P

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA or otherwise not sui juris. CIVIL ACTION

FIRST INSERTION

Case #: 2023CA003160CAAXWS DIVISION: J3 Wells Fargo Bank, N.A.

Plaintiff. -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins; Eric Thomas Wilkins a/k/a Eric T. Wilkins: Unknown Spouse of Edward Raymond Wilkins a/k/a Edward R. Wilkins Jr. a/k/a Edward R. Wilkins: Unknown Spouse of Eric Thomas Wilkins a/k/a Eric T. Wilkins; Esplanade at Starkey Ranch Neighborhood Association. Inc.; Starkey Ranch Master Property Owner's Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Pasco County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s): **Unknown Parties in Possession** #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Grace Ethel Wilkins a/k/a Grace E. Wilkins f/k/a Grace E. Hunter, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s);

aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

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

LOT 174 OF ESPLANDADE AT STARKEY RANCH PHASES 2A & 2B, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 76, PAGE(S) 8 THROUGH 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 11119 Callisia Drive, Odessa, FL 33556. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 7-17-23 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the day of JUN 12 2023. Cindy Stuart

Circuit and County Courts (SEAL) By: /s/ Patty Hoogewind Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff. 2424 North Federal Highway,

Suite 360, Boca Raton, FL 33431 23-328177 FC01 WNI June 16, 23, 2023

23-00988P

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

FLORIDA CIVIL DIVISION Case #: 2022CA002532CAAXWS DIVISION: J3

Truist Bank, formerly known as **Branch Banking and Trust Company** Plaintiff.

James Charles Nutt a/k/a James C. Nutt, As Personal Representative of the Estate of Walter J. Nutt: James Charles Nutt a/k/a James C. Nutt; Lisa Nicole Antonietti; Lynnore Marie Whritenour a/k/a Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt; Unknown Spouse of James Charles Nutt a/k/a James C. Nutt; Unknown Spouse of Lisa Nicole Antonietti; Unknown Spouse of Lynnore Marie Whritenour a/k/a Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt; Dividend Solar Finance LLC; Clerk of Court of Pasco County; Julia G Antonietti; **Unknown Parties in Possession** #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).TO: Lynnore Marie Whritenour a/k/a
Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt: LAST KNOWN ADDRESS: 15331 NAVA STREET, Hudson, FL 34667 and Unknown Spouse of Lynnore Marie Whritenour a/k/a Lynnore M. Whritenour a/k/a Lynn Whritenour f/k/a Lynnore Marie Glab f/k/a Lynnore Marie Nutt: LAST KNOWN ADDRESS: 15331 NAVA STREET, Hudson, FL 34667Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other

persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: LOT 10, HUDSON HIGH-

LANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6. AT PAGE 94, OF PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 15331 Nava Street, Hudson, FL 34667. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 7-17-23 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the day of JUN 12 2023.

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

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 22-327007 FC01 SUT

June 16, 23, 2023 23-00987P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000419CPAXWS IN RE: ESTATE OF

CHRISTINE LEE REINOEHL

Deceased. The administration of the estate of CHRISTINE LEE REINOEHL, deceased, whose date of death was May 20, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 220, New Port Richey, FL 34654.

The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 16, 2023.

Personal Representative: Nancy Royal

429 18th Street, Apt 2 Niagara Falls, New York 14303 Attorney for Personal Representative: Denise A. Welter, Esq., Attorney Florida Bar Number: 585769 2236 Ashley Oaks Circle, Suite 102 Wesley Chapel, Florida 33544 Telephone: (850) 388-3845 E-Mail: denise@welterlawoffice.com Alternate E-Mail: service@welterlawoffice.com June 16, 23, 2023 23-00982P

FIRST INSERTION

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

File No. 2023-CP-000849-WS IN RE: ESTATE OF EDWARD C. MAUGER, SR. Deceased.

The administration of the estate of ED-WARD C. MAUGER, SR., deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for PAS-CO 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 representatives and the personal representatives' 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 16, 2023.

Personal Representatives: PATRICIA A. CRABB 10015 TRINITY BLVD SUITE 101 TRINITY, Florida 34655

DAVID J. WOLLINKA 10015 TRINITY BLVD SUITE 101 TRINITY, Florida 34655 Attorney for Personal Representatives DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177

Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com June 16, 23, 2023 23-00940P FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

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

Case No.: 23-DR-000613 Division: L ELIZABETH JACQUEZ,

NELSON OMAR FLORES a/k/a NELSON OMAR FLORES

Petitioner,

Respondent, TO: NELSON OMAR FLORES a/k/a NELSON OMAR FLORES ESTRAD 97-12 130 St. South Richmond Hill,

NY 11419 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH JACQUEZ, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, 07-17-23, and file the original with the clerk of this Court at: 7530 Little Road, New Port Richey, FL 34654, 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.

The action is asking the court to decide how the following real or personal property should be divided: N/A

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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) 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 plead-

Dated: June 13, 2023 Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Beth Bray Deputy Clerk

June 16, 23, 30; July 7, 2023 23-00992P

FIRST INSERTION

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

File No. 512023CP000867CPAXES IN RE: ESTATE OF ELIZABETH R. LAMB

Deceased. The administration of the estate of Elizabeth R. Lamb, deceased, whose date of death was April 17, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representatives:

Jo Ann Lau 16309 Millan de Avila Tampa, Florida 33613 Kelly Petzold

1212 St. Andrews Drive Dunedin, Florida 34698 Attorney for Personal Representatives LESLIE J. BARNETT, Attorney Florida Bar Number: 133310 GUNSTER, YOAKLEY & STEWART 601 Bayshore Blvd., Suite 700 Tampa, Florida 33606 Telephone: (813) 253-2020 Fax: (813) 251-6711 $\hbox{E-Mail: LBarnett@gunster.com}$ Secondary E-Mail: JDurant@gunster.com June 16, 23, 2023 23-00937P

SUBSEQUENT INSERTIONS

SECOND 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. Unit

Name Deron M HaySlip June 9, 16, 2023

23-00925P

SECOND 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

Kirly Mejia Leanna Bayer Stevan Keith B300 B427 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	
B41	Cameron Boone	
C36	Melanie Gencaloglu	
C73	Wilfredo Reyes	
E34	Damian Tertulino	
E58	Thomas Somers	
E65	Jorge Pena Jr.	
F18	John Philip Wysock	
F20	Christina Miller	
F41	Ashley Markus	
F59	Blaine Watkins	

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

C5	Eunice Black	
H2	Eugene Shell	
C28	Patricia Perki	ns
C46	Kayla Ankers	
F15	Herme Perez	
June 9, 16,	2023	23-00911P

SECOND 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 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

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

IN AND FOR
PASCO COUNTY, FLORIDA Case No.: 2023DR001536DRAXES **GUIPING GUAN** Petitioner, and

PEILEI YANG **Respondent.** TO: PEILEI YANG

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

You are required to serve a copy of your written defenses, if any, to the Law Office of Alex Yu, P.A. at 15255 Amberly Drive, Tampa, FL 33647 on or before 06/26/2023, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523 be fore 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 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

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.

demanded in the Petition to Terminate

Parental Rights

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

SECOND 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. Unit

Isabella McCullough G026 June 9, 16, 2023

23-00932P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOHN CHARLES GLASER, if deceased any unknown heirs or assigns, and JAMES COFFMAN, will, on June 22, 2023, at 10:00 a.m., at 11231 Nomad Lane, Lot #209, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes. Section

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. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 23-00912P June 9, 16, 2023

SECOND 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 property, to wit:

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

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 74:32 Little Road, New Port Richey, FL 34:654 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

FOURTH INSERTION

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

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

HAUSLADEN Deceased.

To: Jasmine Nelson

YOU ARE NOTIFIED that a Petition for Summary Administration pursuant to Florida Statute \$735,203 has been filed in this court. This action involves real property in Pasco County, Florida (the "Property") more particularly described as:

Lot 13, of the Unrecorded Plat of Bavonet 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, 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 time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

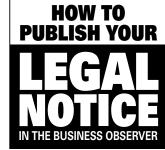
This notice shall be published once a week for four consecutive weeks in Business Observer.

DATED on 5/24/2023 Clerk of the Circuit Court

(SEAL) By: /s/Thomas Haines As Deputy Clerk Michele Diglio-Benkiran, Esquire C/O Legal Counsel, P.A.,

13330 West Colonial Drive. Unit 110 Winter Garden, Florida 34787 May 26: June 2, 9, 16, 2023

23-00852P



CALL 941-906-9386

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

SECOND INSERTION

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

 $Case\ No.\ 2022CA000923CAAXWS$ Division J2 NAVY FEDERAL CREDIT UNION

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

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

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

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

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

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

transportation services. Dated this 6th day of June, 2023 Bv:/s/ George Zamora George Zamora Attorney for Plaintiff

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

SECOND INSERTION

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

DIVISION CASE NO. 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 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, 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 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.com22-079328 - RyC

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. 2021CA001024CAAXES PennyMac Loan Services, LLC, Plaintiff, vs.

JANEEN CROSSON, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA001024CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and 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.

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

If you are a person with a disability

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

Dated this 31st day of May, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F00464 June 9, 16, 2023 23-00890P

SECOND INSERTION

PASCO COUNTY

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,

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. GAN-GWER, 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

29. 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 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, 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

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

GENERAL JURISDICTION

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

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.

visees, 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 Last Known Address: Unknown

NERTON 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-

has been filed against you and you are

SECOND INSERTION

FLORIDA

DIVISION

Plaintiff, vs. The Unknown Spouse, Heirs,

TO: The Unknown Spouse, Heirs, De-

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

LOT 3, BLOCK 47, OF CON-

required to serve a copy of your written

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 7-10-23, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

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

SECOND INSERTION

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

CASE NO.: 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

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

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.

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

PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052

June 9, 16, 2023

SECOND INSERTION

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

CASE NO.: 2023CA000223CAAXWS

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

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

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated May 17, 2023 and an Order Canceling and Rescheduling Foreclosure Sale dated May 24, 2023, entered in Civil Case No.: 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.

as set forth in said Final Judgment,

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

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

23-00889P

/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

June 9, 16, 2023

of Pasco County, Florida. IF YOU ARE A PERSON CLAIM-

If you are a person with a disability who needs an accommodation in order Submitted by: De Cubas & Lewis, P.A.

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

SECOND INSERTION

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

PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA001342CAAXES

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL S. OMANS A/K/A MICHAEL SCOTT OMANS: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA ALYSSA WALTERS; CHRISTY MARIE 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

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 ENTI-TLED 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

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0655

June 9, 16, 2023 23-00900F

SECOND 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

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

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:

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 OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

DATE OF DEATH IS BARRED.

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

michael@mytampalawgroup.com June 9, 16, 2023 23-00892P

and Long Lake Ranch Master

SECOND INSERTION

Association, Inc., Pasco County Case No. 2020-CA-1832-WS. e. The name of the clerk making the sale: Nikki Alvarez-Sowles, Clerk of the Circuit Court. f. Any person claiming an interest in the surplus from the sale,

if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who

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

Dated: June 6, 2023 s/ Melissa D. Munroe Melissa D. Munroe, Esq. Attorney for Plaintiff Fla. Bar 835234 Korshak & Associates, P.A. 950 S. Winter Park Dr., Suite 320 Casselberry, FL 32707 Tel.: (407) 855-3333 Fax: (407) 855-0455 Primary email: mmunroe@korshaklaw.com Secondary email: shg@korshaklaw.com June 9, 16, 2023 23-00924P

SECOND INSERTION

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

CASE NO. 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 fore-

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
UNIT NO. 22B, THE POINTE

closed herein.

WEST CONDOMINIUM, AC-CORDING TO THE DECLA-RATION 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-AMENDMENTS SEQUENT 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 Con-

gress 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

SECOND 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

SECOND 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 REFORE 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

SECOND INSERTION

NOTICE TO CREDITORS RE: BARBARA A. HAUGEN,

Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled 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

SECOND 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

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

SECOND 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 34652 23-00933P June 9, 16, 2023

SECOND INSERTION

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

CASE NO.: 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

SECOND INSERTION

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

File No.: 2023CP000843CPAXWS IN RE: THE ESTATE OF MITCHELL STUART FRARY, a/k/a MITCHELL S. FRARY,

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 dece-

sion 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.

dent other than those for whom provi-

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

Person Giving Notice: JASON LAWRENCE FRARY 10225 Ulmerton Rd. #12B Largo, FL 33771Attorney for Person Giving Notice: NICHOLAS J. FIORENTINO,

ESQUIRE CIARCIAGLINO, GELL & FIORENTINO, P.A. 10225 Ulmerton Road, #12B

Largo, FL 33771 $(727)\,898\text{-}8000\;\mathrm{Fax}\,(727)\,345\text{-}5388$ 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 June 9, 16, 2023 23-00928P

SECOND 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 June 9, 16, 2023

23-00922P

SECOND INSERTION

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

CASE NO. 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 ${\bf HOLDERS\,OF\,MASTR\,ASSET}$ 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-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

LOT 1042, REGENCY PARK
UNIT FOUR, ACCORDING
TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

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

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

June 9, 16, 2023 23-00913P

SECOND 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.

 $PUBLIC\,STOR \^{A}GE \# 25856, 4080\,Mariner\,Blvd, Spring\,Hill, FL\,34609, (352)\,204-9059$

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0A160 - 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

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

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

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

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

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

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

Sale to be held at www.storagetreasures.com.

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

PUBLIC STORAGE # 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, Tonva: 139 - Smith, Melissa: 162 - Franklin, Jazmen: 199 - Atkinson, Michael; 420 - braithwaite, Renee; 441 - Murphy, Evan; 452 - Moorehead, Susan; 531 - Marsden, Ricky; 537 - Nevins, Tonya; 571 - CASTEEL, ANDREW; 594 - Rooney, Cori

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

June 9, 16, 2023

SECOND INSERTION

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

CASE NO. 2023CA000616CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-1. ASSET-BACKED SECURITIES, TMTS SERIES 2006-1,

Plaintiff, vs. KEITH E WILSON, et al.

Defendants. To: KEITH E WILSON 3601 BUFFETT STREET, NEW PORT RICHEY, FL 34655

UNKNOWN SPOUSE OF KEITH E. 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 covering the following real and personal

property described as follows, to-wit: LOT 2031 AND THE FOLLOW-ING DESCRIBED PORTION OF LOT 2032, BEACON WOODS VILLAGE 11-C AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 2031 OF SAID BEACON WOODS VILLAGE 11-C FOR A POINT OF BEGINNING; THENCE RUN ALONG THE BOUNDARY LINE BETWEEN LOTS 2031 AND 2032 OF SAID BEACON WOODS VILLAGE 11-C, SOUTH 10°30`00" EAST, A DISTANCE OF 111.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2032; THENCE NORTH 12°02`28" WEST, A DISTANCE OF 115.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AVONDALE LATE AS SHOWN ON THE PLAT OF SAID BEACON WOODS VIL-LAGE 11-C; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AVONDALE LANE, A DISTANCE OF 5.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT OF THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD OF 5.41.FEET WHICH BEARS . SOUTH 45°41`10" EAST. LESS AND EXCEPT THE FOLLOW-ING DESCRIBED PORTION OF SAID LOT 2031: COMMENCE AT THE MOST WESTERLY CORNER OF LOT 2030 OF SAID BEACON WOODS VILLAGE 11-C FOR A POINT OF BEGINNING: THENCE RUN ALONG THE BOUNDARY LINE BETWEEN LOTS 2030 AND 2031 OF SAID BEACON WOODS VILLAGE 11-C, SOUTH 31`00`00" EAST, A DISTANCE OF 94.89 FEET TO THE. MOST EASTERLY CORNER OF SAID LOT 2031; THENCE NORTH 34°28'03' WEST, A DISTANCE OF 95.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AVONDALE LANE AS SHOWN ON THE PLAT OF SAID BEA-CON WOODS VILLAGE 11-C: THENCE ALONG THE SOUTH-ERLY RIGHT-OF-WAY LINE OF SAID AVONDALE LANE A DISTANCE OF 5.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD OF 5.78 FEET WHICH BEARS NORTH

62`18`48" EAST.

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

the Complaint. If you are a person with a 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 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

SECOND 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 HALL-MAN; 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- ${\it LEY\,CHAPEL, FLORIDA\,33543}$ PARCEL IDENTIFICATION NUMBER: 33-26-20-0070-

00800-0070. 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-MENT.
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 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 or-der 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

23-00910P

June 9, 16, 2023

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA following property:
THE LAND REFERRED TO GENERAL JURISDICTION

DIVISION CASE NO. 2022CA002359CAAXWS FINANCE OF AMERICA REVERSE LLC,

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

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WALTER J. PLAGENS, DECEASED.

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, 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

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

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

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

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

23-00895P

June 9, 16, 2023

SECOND INSERTION

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

CIVIL DIVISION Case No.: 512022CA002143CAAXES HANDCART 20, LLC, a Florida 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 FRO 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 1376.00 feet of the Southeast 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida, less and except road right of way for Handcart Road, and less the East 1313.50 feet thereof, and subject to an easement for ingress and egress over and across the North 20.00 feet thereof, said Tract 5 being more particularly described as

Commence at the Southwest

corner of the Southeast 1/4 of said Section 31; thence South 89°55'59" East, a distance of 35.00 feet to the Easterly r/w line of Handcart Road; thence North 00°14'34" East, along said r/w a distance of 341.60 feet 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°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 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida, less and except road right-ofway for Handcart Road, and less the East 1313.50 feet thereof, said Tract 7 being more particularly described as follows: Commence at the Southwest cor-

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

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROP-ERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN IN-TEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, 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 23-00891P