

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
Fictitious Name Notice
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.
AZACH OF ALL TRADES, LLC.
June 16, 2023 23-00989P

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 OR 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:
Name 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 Azelee 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. 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.
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
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 vehicle(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 23-00938P

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, Inc.
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, Plaintiff, vs.
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, to-wit:
LOT 317, JASMINE LAKES UNIT 4-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 8, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
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: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-06745FL
June 16, 23, 2023 23-00998P

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 23-01000P

FIRST INSERTION
NOTICE OF PUBLIC SALE
National Auto Service Center Pasco, Inc. gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 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

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 within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
June 16, 2023 23-01001P

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, Plaintiff, v. 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, Defendants.
NOTICE AND ORDER TO SHOW CAUSE
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), INCLUDING NON-RESIDENTS OWNING PROPERTY 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 AFFECTED 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 benefited 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

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 Robert 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 Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 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 23-00935P

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
June 16, 2023 23-00983P

FIRST INSERTION
(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 being 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 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 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 (appealservice@flsa6.gov)
Elaine Babiarz,
Assistant State Attorney (SA6appealservice@co.pinellas.fl.us)
Jennifer Kilinski, Counsel for Plaintiff (jennifer@oddlawyers.com)
Lauren Gentry, Counsel for Plaintiff (lauren@oddlawyers.com)
Grace Kobitter, Counsel for Plaintiff (grace@oddlawyers.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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**



UV20878_V18

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
New Port Richey, Florida 34653.
CMRR: 7022-1670-0001-4521-1829
When you vacated the premises at 7424 Hob Lane; Lot #222, New Port Richey, FL 34653, the following personal property remained:

1973 UNKNOWN MAKE 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 above-described 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 money.
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
June 16, 23, 2023 23-00991P

FIRST INSERTION

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
BENNY DIAZ, Petitioner, and SANDIE DIAZ, Respondent
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 written defenses, if any, to it on Simone

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 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: June 12, 2023
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Beth Bray
(Deputy Clerk)
June 16, 23, 30; July 7, 2023
23-00990P

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**
Plaintiff, vs.
BANK OF AMERICA, N.A., 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.
To:
MELISSA AOUN
3109 CHESSINGTON DR
LAND O LAKES, FL 34638
UNKNOWN SPOUSE OF MELISSA AOUN
3109 CHESSINGTON DR
LAND O LAKES, FL 34638
MELISSA AOUN
2568 HIDDEN COVE LANE
CLEARWATER, FL 33763
UNKNOWN SPOUSE OF MELISSA AOUN

2568 HIDDEN COVE LANE CLEARWATER, FL 33763
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 12, BLOCK E, CONCORD STATION PHASE 1 - UNITS "A" AND "B", ACCORDING TO THE PLAT THEREOF AS RECORDED 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. Vanhook, 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 transportation 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, GRANTEEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, 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, 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 claim-

ing 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 foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
UNIT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORDING 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) 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 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@rasg.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 LEGAL NOTICE IN THE BUSINESS OBSERVER

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



FIRST INSERTION

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:

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:

JUDY 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 Hennessy

Deputy Clerk

23-00954P

June 16, 23, 30; July 7, 2023

FIRST INSERTION

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:

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

23-00960P

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 Hennessy

Deputy Clerk

23-00958P

June 16, 23, 30; July 7, 2023

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

23-00956P

June 16, 23, 30; July 7, 2023

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

23-00980P

June 16, 23, 30; July 7, 2023

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

23-00966P

June 16, 23, 30; July 7, 2023

FIRST INSERTION

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

23-00976P

June 16, 23, 30; July 7, 2023

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-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

23-00977P

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 #: 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.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-00957P

June 16, 23, 30; July 7, 2023

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:

36-26-15-0890-00000-8590 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

23-00962P

June 16, 23, 30; July 7, 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

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

23-00964P

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000050TDAXXX

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 #: 1911304
Year of Issuance: 06/01/2020

Description of Property:

22-26-16-004D-00000-5160 SEVEN SPRINGS HOMES UNIT 3-B PB 16 PGS 56-57 LOT 516 OR 1602 PG 1802

Name(s) in which assessed:

EST OF MATTHEW E LYNCH JR

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>, 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

23-00969P

June 16, 23, 30; July 7, 2023

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000007TDAXXX

NOTICE IS HEREBY GIVEN,

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX00004TDAXXX
 NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1407252
 Year of Issuance: 06/01/2015
 Description of Property: 24-24-16-0060-00000-0270 OAK WOOD HTS MB 7 PG 81 LOT 27
 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 ALLUM 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 PB 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 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 #: 1703536
 Year of Issuance: 06/01/2018
 Description of Property: 10-26-19-0010-0040N-0040 TAMPA DOWNS RANCHETTES UNREC PLAT 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 INGRESS & EGRESS OR 8381 PG 1194
 Name(s) in which assessed: CHRISTOPHER PAUL GARRETT
 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
 23-00947P

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: 11-26-21-0010-12300-0090 CITY OF ZEPHYRHILLS 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 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 #: 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: 06/01/2020
 Description of Property: 25-24-17-0010-00001-0190 HIGHLANDS UNREC PLAT POR TRACT 1019 DESC AS FOLL.COM AT SE COR SEC 26 TH S89DEG53' 02"W 50.41 FT TH N09DEG54' 46"E 583.36 FT FOR POB TH CONT N09DEG54' 46"E 295.05 FT TH S78DEG54' 37"E 147.55 FT TH 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 LLC 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, 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 #: 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 follows:
 Certificate #: 1905179
 Year of Issuance: 06/01/2020
 Description of Property: 13-24-17-0050-00000-0063 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 assessed 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 Deputy Clerk
 June 16, 23, 30; July 7, 2023
 23-00967P

FIRST INSERTION
 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 assessed 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 SEC TH N00DEG 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 FT 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: CORINE C DEBLOSE TRUST SANDRA CHAMBLEE TRUSTEE THE CORRINE C DEBLOSE TRUST DATED 28 JULY 2009 CORINE 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 N0DEG51'0"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 LLC 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
 23-00952P

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 1030-1033
 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: 20-25-22-0000-01600-0000 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 A STARLING 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 POB TH N04DG 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

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


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 below.

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

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

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

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

The date of first publication of this notice is June 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 EDWARD C. MAUGER, SR., deceased, whose date of death was April 25, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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
SUPPORT)
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY,
FLORIDA

Case No.: 23-DR-000613
Division: L

ELIZABETH JACQUEZ,
Petitioner,
and
NELSON OMAR FLORES a/k/a
NELSON OMAR FLORES
ESTRAD,
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 pleadings.

Dated: June 13, 2023

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

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

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

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

The date of first publication of this notice is June 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
E-Mail: LBarnett@gunster.com
Secondary E-Mail:
JDurant@gunster.com
June 16, 23, 2023 23-00937P

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.

Name	Unit
Deron M HaySlip	344
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

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

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

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

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

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

SECOND INSERTION

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD)

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

Case No.: 2022-DR-6467-ES
Division: K

IN RE: The Name Change of a Minor Child DEBORAH BRATZ and MIH-CAEL BRATZ,
Petitioners.
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 Holtzower, Esquire, whose address is 14206 5th Street, Dade City, FL 33523, on or before 7-10-23 and file the original with the Clerk of the Circuit Court, 38053 Live Oak Avenue, Dade City, FL 33523, before service on counsel for the Father or immediately thereafter. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition for Change of Name (Minor Child).

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

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

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

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

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Patty Hoogewind
June 9, 16, 23, 30, 2023 23-00897P

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 Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line June 16, 2023, at 6:00am and ending June 27, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

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

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 715.109:

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
June 9, 16, 2023 23-00912P

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 34654

AND
PARCEL NO. 2
PARCEL ID#05-26-16-0140-00000-0080

NON HOMESTEAD PROPERTY
FOR THE FOLLOWING LAND LYING IN AND SIT

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

Foster & Klinkbeil PA
PO Box 3108
Orlando, FL 32802

CHRIS NOCCO, as Sheriff
Pasco County, Florida

June 9, 16, 23, 30, 2023

23-00916P

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 demanded in the Petition to Terminate Parental Rights.

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

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

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

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

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

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 LARAINA HAUSLADEN
HUBBS A/K/A SHERRY
HAUSLADEN
Deceased.

To: Jasmine Nelson

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

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

The East 50 feet of the West 550 feet of the South 1/2 of Tract 20, of Port Richey Land Company

Subdivision of Section 10, Township 25 South, Range 16 East, as shown in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida; the North 25 feet subject to easement for public road right-of-way and utilities.

TOGETHER WITH THAT CERTAIN 2006 FLEETWOOD DOUBLE WIDE MOBILE HOME BEARING VIN NUMBER GAFL875A79798CG21 AND GAFL875B79798CG21

Property Address: 7318 Allyson St, Port Richey, FL 34668
Parcel Identification No.

10-25-16-0260-00000-0130

This action was instituted in the Sixth Judicial Circuit Court, Pasco County, Florida, and is styled Estate of Sherry Laraine Hausladen Hubbs a/k/a Sherry Hausladen.

You are required to serve a copy

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

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10248

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 therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 10, 2023 at 11:00 A.M..

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

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

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. 2022CA001721CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAMES E. GANGWER, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 12, 2023, and entered in 2022CA001721CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JAMES E. GANGWER, JR.; WELLS FARGO BANK, N.A. SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. are the Defendant(s).

Property Address: 4958 FRUITWOOD LOOP, HOLIDAY, FL 34690

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

dance with Florida Statutes, Section 45.031.

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

Dated this 6th day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: 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

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. 2023CA003451CAAXES Wells Fargo Bank, N.A. Plaintiff, vs.

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

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

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

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

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

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

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

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

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

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

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 LLC, Plaintiff, vs.

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

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

Property Address: 20845 EUSTIS ROAD, LAND O LAKES, FL 34637

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

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

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

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

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, vs.

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

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

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

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.: 2023CA000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, Plaintiff, and LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE, are Defendants. NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 25th day of July, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK B, WEDGEWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City

Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: May 31, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-50135 June 9, 16, 2023 23-00899P

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 BARNHOUSE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 1st day of June, 2023, and entered in Case No. 2022CA001342CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL S. OMANS A/K/A MICHAEL SCOTT OMANS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA ALYSSA WALTERS; CHRISTY MARIE BARNHOUSE; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00AM on the 1st day of August, 2023, the following described property as set forth in said Final Judgment, to wit: THE WEST 131.4 FEET OF THE SOUTH 1/2 OF TRACT 95, ZEPHYRHILLS COLONY COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF PASCO

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

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

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

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 JANEEN CROSSON; Unknown Spouse of Janeen Crosson; D. R. Horton, Inc.; Epperson South Homeowners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 5th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this 31st day of May, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 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

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

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

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD C. PETTIGNANO, DECEASED, whose residence is unknown if he/she/they are living; and if he/she/they be

dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceed-

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

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

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

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

June 9, 16, 2023 23-00913P

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.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Time: 09:30 AM

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

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

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

Time: 09:30 AM

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

1045 - 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, Nakhia; 3054 - Quatro, Lynn; 3107 - Johnson, Nicholas; 3137 - York, Matthew; 3189 - Padilla, Selina; 3199 - Powell, Alysia; 3219 - Biggs, Richard; 3262 - Jeffery, William; 3263 - Ferry, Mike; 3331 - Dowd, Patrick; RV04 - Hart, Joshua

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

Time: 10:00 AM

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

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

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

Time: 10:15 AM

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

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

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

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

1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1803 - Chapman, Kaylee
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 10:45 AM
Sale to be held at www.storage-treasures.com.
 016 - Castro, Alberto; 106 - Smith, Dennis; 119 - Nevins, Tonya; 139 - Smith, Melissa; 162 - Franklin, Jazmen; 199 - Atkinson, Michael; 420 - braithwaite, Renee; 441 - Murphy, Evan; 452 - Moorehead, Susan; 531 - Marsden, Ricky; 537 - Nevins, Tonya; 571 - CASTEEL, ANDREW; 594 - Rooney, Cori

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

June 9, 16, 2023

23-00915P

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. WILSON 3601 BUFFETT STREET, NEW PORT RICHEY, FL 34655

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 2031 AND THE FOLLOWING 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 VILLAGE 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 FOLLOWING DESCRIBED PORTION OF SAID LOT 2031: COMMENCE AT THE MOST WESTERLY CORNER OF LOT 2030 OF SAID BEACON WOODS VILLAGE 11-C FOR A POINT OF BEGINNING; THENCE RUN ALONG THE BOUNDARY LINE BETWEEN LOTS 2030 AND 2031 OF SAID BEACON WOODS VILLAGE 11-C, SOUTH 31°00'00" EAST, A DISTANCE OF 94.89 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2031; THENCE NORTH 34°28'03" WEST, A DISTANCE OF 95.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AVONDALE LANE AS SHOWN ON THE PLAT OF SAID BEACON WOODS VILLAGE 11-C; THENCE ALONG THE SOUTHERLY 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 above-styled Court on or before 7-10-23 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a 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 (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, LLC, Plaintiff, vs.

ALICE M. HALLMAN A/K/A ALICE HALLMAN; FLORIDA HOUSING FINANCE CORPORATION; MEADOW POINTE HOMEOWNERS ASSOCIATION, INC.; REGINA A. FISH, Defendants.

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

25, 2023 in accordance with Section 45.031, Florida Statutes, the following described property in Pasco County, Florida, as set forth in the Consent Uniform In Rem Final Judgment of Mortgage Foreclosure, to wit:

LOT 7 IN BLOCK 8 OF MEADOW POINTE PARCEL 18, UNITS 1 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 95-105, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SUBJECT PROPERTY ADDRESS: 30731 IVERSON DRIVE, WESLEY CHAPEL, FLORIDA 33543 PARCEL IDENTIFICATION NUMBER: 33-26-20-0070-00800-0070.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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. 2022CA002359CAAXWS
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.

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

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

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

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: LOT 2109 HOLIDAY LAKE ESTATES, UNIT TWENTY-THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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.

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 FBO THE ROY H. LAIRD HOSPITAL FOUNDATION; EPISCOPAL THEOLOGICAL SEMINARY 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 shall 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 follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 31; thence South 89°55'59" East, a distance of 35.00 feet to the Easterly r/w line of Handcart Road; thence North 00°14'34" East, along said r/w a distance of 341.60 feet; thence South 89°55'59" East, a distance of 1314.48 feet; thence South 00°10'31" West, a distance of 341.60 feet; thence North 89°55'59" West, a distance of 1314.87 feet to the Point of 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-of-way 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 PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court 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@jpfirm.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff June 9, 16, 2023 23-00891P