

PASCO COUNTY LEGAL NOTICES

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 Odesa, 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 23, 2023 23-01009P

FIRST INSERTION
EPPELSON RANCH II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Epperson Ranch II Community Development District will hold a Budget Workshop on July 6, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.
 The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.eppersonranch2cdd.org) for the zoom information.
 A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.eppersonranch2cdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
 District Manager
 {00120724.DOCX/}
 June 23, 2023 23-01034P

FIRST INSERTION
ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Zephyr Lakes Community Development District will hold a Budget Workshop on July 11, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.
 The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.zephyrlakescdd.org) for the zoom information.
 A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.zephyrlakescdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
 District Manager
 {00120727.DOCX/}
 June 23, 2023 23-01037P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 873451 from Lennar Homes, LLC, 4600 West Cypress Street, Suite 200, Tampa, FL 33607. Application received: 6/19/2023. Proposed activity: Residential. Project name: MIRADA LAGOON VILLAS. Project size: 28.82 acres Location: Section(s) 15 Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously approved project, which has an active ERP No. 43028080.119

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 June 23, 2023 23-01041P

FIRST INSERTION
EPPELSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Epperson North Community Development District will hold a Budget Workshop on July 6, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.
 The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.eppersonnorthcdd.org) for the zoom information.
 A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.eppersonnorthcdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
 District Manager
 {00120723.DOCX/}
 June 23, 2023 23-01033P

FIRST INSERTION
NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

North AR-1 of Pasco Community Development District will hold a Budget Workshop on July 6, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.
 The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.northar1ofpasco.cdd.org) for the zoom information.
 A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.northar1ofpasco.cdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
 District Manager
 {00120725.DOCX/}
 June 23, 2023 23-01035P

FIRST INSERTION
THE PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Wednesday, July 5, 2023, at 9:30 am at The Preserve at Wilderness Lake, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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 in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

The Preserve at Wilderness Lake Community Development District
 Tish Dobson, District Manager
 (321) 263-0132, Ext. 285

Publication date: June 23, 2023 23-01026P

FIRST INSERTION
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, July 6, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

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 in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Long Lake Ranch Community Development District
 Tish Dobson, District Manager
 (321) 263-0132, Ext. 285

Publication date: June 23, 2023 23-01025P

FIRST INSERTION
MIRADA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Mirada Community Development District will hold a Budget Workshop on July 11, 2023, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2023/2024 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.miradacdd.org) for the zoom information.

A copy of the agenda and budgets may be obtained from the District Manager, via email at Heather@Breezehome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.miradacdd.org.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Heather Dilley
 District Manager
 {00120726.DOCX/}
 June 23, 2023 23-01036P

FIRST INSERTION
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Lakeshore Ranch Community Development District ("District") will hold its Board meetings at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638, as follows:

- July 25, 2023 at 6:30 p.m.
- August 29, 2023 at 6:30 p.m.
- September 12, 2023 at 6:30 p.m.

At the meetings, the Board may consider any business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (407) 221-9153 or via emailing patricia@breezehome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they 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.

Patricia Thibault
 District Manager
 {00120577.DOC/}
 June 23, 2023 23-01020P

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Ridge Community Development District

The Board of Supervisors (the "Board") of the Zephyr Ridge Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2023, at 5:00 p.m. at Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, Florida 33542.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrriidgecdd.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gmstnn.com or via phone at (813) 344-4844 extension 103.

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

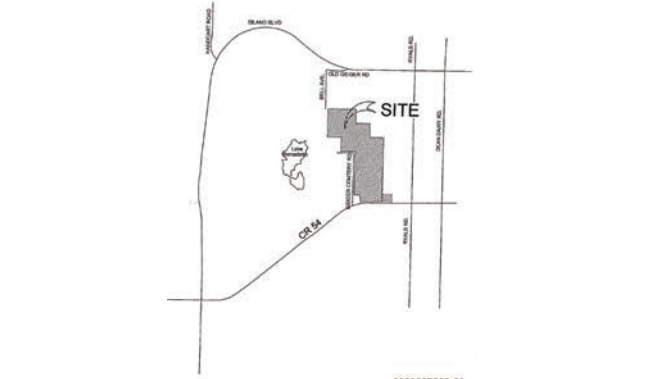
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Jason Greenwood
 District Manager



{00118798.DOCX/}
 June 23, 2023 23-01019P

SAVE TIME

Email your Legal Notice
 legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE GULF COAST

Business Observer

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 07/10/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 3C4PDCBG8FT726912 2015 DODG
 5N1AR2MNXDC622570 2013 NISS
 5XYZT3LB7GG358052 2016 HYUN
 JNKBY01F89M750030 2009 INFI
 June 23, 2023 23-01004P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 07/11/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
 1J4GL48K14W242229 2004 JEEP
 5N1AR2MM6EC683682 2014
 NISSAN
 June 23, 2023 23-01003P

FIRST INSERTION

NOTICE TO CREDITORS
 (Summary Administration)
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No.
512023CP000958CPAXWS
Division I/J
IN RE: ESTATE OF
WESLEY J. GREGORY AKA
WESLEY JEWEL GREGORY
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 WESLEY J. GREGORY aka WESLEY JEWEL GREGORY, deceased, File Number: 512023CP000958CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was December 20, 2022; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
BETTY COLE	42206 Villanova Drive Sterling Heights, MI 48313

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 23, 2023.

Person Giving Notice:
BETTY COLE
 42206 Villanova Drive
 Sterling Heights, Michigan 48313
 Attorney for Person Giving Notice
JENNY SCAVINO SIEG
 Attorney
 Florida Bar Number: 0117285
SIEG & COLE, P.A.
 2945 Defuniak Street
 Trinity, Florida 34655
 Telephone: (727) 842-2237
 Fax: (727) 264-0610
 E-Mail: jenny@siegcolelaw.com
 Secondary E-Mail:
 eservice@siegcolelaw.com
 June 23, 30, 2023 23-01027P

FIRST INSERTION

NOTICE TO CREDITORS
 (Summary Administration)
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2023-CP-0850-WS
IN RE: ESTATE OF
PEGGY C. MANUEL
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 PEGGY C. MANUEL, deceased, File Number 51-2023-CP-0850-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was April 18, 2023; that the total value of the estate is \$14,300.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Nancy Sicher	1424 South Wildmeadow Rd. Round Lake, IL 60073
Delores Clark	65 Branchwood Cove Akron, OH 44319

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 23, 2023.

Persons Giving Notice:
Nancy Sicher
 1424 South Wildmeadow Rd. Round Lake, Illinois 60073
Delores Clark
 65 Branchwood Cove Akron, OH 44319
 Attorney for Persons Giving Notice
DONALD R. PEYTON, Attorney
 Florida Bar Number: 516619
 7317 Little Road
 New Port Richey, FL 34654
 Telephone: (727) 848-5997
 Fax: (727) 848-4072
 E-Mail: peytonlaw@yahoo.com
 Secondary E-Mail:
 peytonlaw2@gmail.com
 June 23, 30, 2023 23-01040P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023CP000614CPAXWS
IN RE: ESTATE OF
MARY J. JENKINS
Deceased.

The administration of the estate of Mary J. Jenkins, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal 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 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 23, 2023.

Personal Representatives:
 /s/ Holly Singer
Holly Singer
 456 Sylvus Road
 Dickson, Tennessee 37055
 /s/ Mark Jenkins
Mark Jenkins
 350 Page Street
 Lunenburg, Massachusetts 01462
 Attorney for Personal Representatives:
 /s/ William Rambaum
 William Rambaum, Attorney
 Florida Bar Number: 0297682
 PLG Law
 3684 Tampa Road, Suite 2
 Oldsmar, FL 34677
 Telephone: (727) 781-5357
 Fax: (727) 781-1387
 E-Mail: brambaum@plglawyer.com
 Secondary E-Mail:
 jheryn@plglawyer.com
 June 23, 30, 2023 23-01032P

FIRST INSERTION

NOTICE TO CREDITORS
 (Single Personal Representative)
 IN THE CIRCUIT COURT OF THE
 6TH JUDICIAL CIRCUIT IN AND
 FOR PASCO COUNTY, FLORIDA
File No.:
51-2023-CP-000755CPAXWS
IN RE: THE ESTATE OF
ORVILLE LEON WILLIAMSON,
Deceased.

The administration of the Estate of ORVILLE LEON WILLIAMSON, deceased, whose date of death was June 20, 2022, File Number: 51-2023-CP-000755CPAXWS 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 Decedent and other persons having claims or demands against Decedent's Estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE 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, including unmaturing, contingent or unliquidated claims, 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 §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 23, 2023.

Personal Representative:
 /s/ Cynthia L. Williamson
CYNTHIA L. WILLIAMSON
 9316 Villa Entrada
 New Port Richey, FL 34655
 Attorney for Personal Representative:
 /s/ Adam S. Gumson
ADAM S. GUMSON
JUPITER LAW CENTER
 RiverPlace Professional Center
 1003 W. Indiantown Road - Suite 210
 Jupiter, FL 33458-6851
 Telephone : (561) 744 - 4600
 Florida Bar No.: 906948
 E-mail: asg@jupiterlawcenter.com
 June 23, 30, 2023 23-01045P

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 MPD located at 1041 Montgomery Bell Road, in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 15th day of June, 2023.

THE IVORY MONTANA GROUP LLC
 By: Nicholas Montana, Authorized Member
 June 23, 2023 23-01008P

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 Five Star Bath Solutions Of Tampa Bay located at 7901 4th St N, Suite 300, in the County of Pasco, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 16th day of June, 2023.

K&L BAY ENTERPRISE LLC
 June 23, 2023 23-01021P

FIRST INSERTION

Notice is hereby given that AMANDA G BURNETT, OWNER, desiring to engage in business under the fictitious name of ARTSY AMANDA'S DESIGNS & CREATIONS located at 7408 LANDING PL, ZEPHYRHILLS, FLORIDA 33541 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 23, 2023 23-01006P

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 MEDICAL PRODUCTS DEPOT located at 1041 Montgomery Bell Road, in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 15th day of June, 2023.

THE IVORY MONTANA GROUP LLC
 By: Nicholas Montana, Authorized Member
 June 23, 2023 23-01007P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
 6530 Accent Lane
 New Port Richey, FL 34653
SECOND AMENDED 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:
 9589-0710-5270-0136-5642-37

When you vacated the premises at 7424 Hob Lane; Lot #222, New Port Richey, FL 34653, the following personal property remained:

2003 SILVER PONTIAC VIBE PASSENGER CAR
 VIN: 5Y2SL62843Z439644;
 TITLE NO. 0086529828,
 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 July 7, 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 15, 2023
 SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
 By: MARY CLARK, PARK MANAGER
 6530 Accent Lane
 New Port Richey, FL 34653
 (727)-842-3928
 June 23, 30, 2023 23-01018P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY FLORIDA
 PROBATE DIVISION
File Number: 23-CP-000566
IN RE: ESTATE OF
JUSTIN JOHN DEVER
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of JUSTIN JOHN DEVER, deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654. The file number of the case is 23-CP-000566. The name and address of the personal representative is Lori Blaker 1445 Gulf of Mexico Drive Longboat Key, Florida 34228. The name and address of the personal representative's attorney is Harry Teichman, Florida Bar Number: 157211 Taylor English & Duma LLP P.O. Box 147 TAMPA, FL 33601 Telephone: (813) 857-2248 E-Mail: hteichman@taylorengh.com.

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 DATE OF THE FIRST PUBLICATION 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 23, 2023.
Person Giving Notice:
SHAWN P. MURPHY
 12440 Corrine Ave.
 Spring Hill, Florida 34609
 Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
 Florida Bar Number: 516619
 7317 Little Road
 New Port Richey, FL 34654
 Telephone: (727) 848-5997
 Fax: (727) 848-4072
 E-Mail: peytonlaw@yahoo.com
 Secondary E-Mail:
 peytonlaw2@gmail.com
 June 23, 30, 2023 23-01015P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2023-CP-0638
IN RE: ESTATE OF
ELIZABETH J. WITTY
Deceased.

The administration of the estate of ELIZABETH J. WITTY, deceased, whose date of death was February 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 23, 2023.

Person Representative:
SHAWN P. MURPHY
 12440 Corrine Ave.
 Spring Hill, Florida 34609
 Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
 Florida Bar Number: 516619
 7317 Little Road
 New Port Richey, FL 34654
 Telephone: (727) 848-5997
 Fax: (727) 848-4072
 E-Mail: peytonlaw@yahoo.com
 Secondary E-Mail:
 peytonlaw2@gmail.com
 June 23, 30, 2023 23-01016P

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
FileNo. 2022CP001682CPAXWS
IN RE: ESTATE OF
JOSEF PAUL MACOMBER
Deceased.

The administration of the estate of Josef Paul Macomber, deceased, whose date of death was June 27, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 23, 2023.

Person Representative:
Sean Claude Eckstein
 6302 Conniewood Square
 New Port Richey, Florida 34653
 Attorney for Personal Representative:
 Myrna Serrano Setty
 Attorney
 Florida Bar Number: 110636
 P.O. Box 145
 Lutz, Florida 33548
 Telephone: (813) 902-3189
 Fax: (813) 501-1405
 E-Mail: mss@serranosetty.com
 Secondary E-Mail:
 info@serranosetty.com
 June 23, 30, 2023 23-01013P

FIRST INSERTION

NOTICE TO CREDITORS
 (summary administration)
 IN THE CIRCUIT COURT FOR
 PASCO COUNTY, FLORIDA
 PROBATE DIVISION
CASE NO.
2023 CP 000887 CPAXES
IN RE: ESTATE OF
RAY ALBERT MAEDEL,
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 RAY ALBERT MAEDEL, deceased, Case Number 2023 CP 000887 CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34654; and that the decedent's date of death was August 15, 2022. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

NOT WITHSTANDING 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 the first publication of this Notice is June 23, 2023.

Person Giving Notice:
BANK OF AMERICA, N.A.
 /s/ Julie Bressler
By: JULIE BRESSLER
Its: Vice President
 1819 Main Street, Suite 1202
 Sarasota, Florida 34236
 Attorney for Person Giving Notice:
 /s/ J. Allison Archbold
J. ALLISON ARCHBOLD
 Florida Bar Number: 115088
ARCHBOLD LAW FIRM, P.A.
 2389 Ringling Boulevard, Suite A
 Sarasota, FL 34237
 Telephone: (941) 960-8825
 Fax: (941) 313-8456
 Primary Email: jaa@archbold.law
 Secondary Email: mmmg@archbold.law
 June 23, 30, 2023 23-01012P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
 manateeclerk.com

SARASOTA COUNTY
 sarasotaclerk.com

CHARLOTTE COUNTY
 charlotteclerk.com

LEE COUNTY
 leeclerk.org

COLLIER COUNTY
 collierclerk.com

HILLSBOROUGH COUNTY
 hillsclerk.com

PASCO COUNTY
 pascoclerk.com

PINELLAS COUNTY
 pinellasclerk.org

POLK COUNTY
 polkcountyclerk.net

ORANGE COUNTY
 myorangeclerk.com

LVZ0890.1VS

FIRST INSERTION

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

CASE NO.: 2022CA001770CAAXES
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL E. SHIVVERS ET AL., DEFENDANTS.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL E. SHIVVERS Last Known Address: 7900 BAY PINES DR., WESLEY CHAPEL FL 33544

Current Residence: UNKNOWN TO: and UNKNOWN SPOUSE OF MICHAEL E. SHIVVERS Last Known Address: UNKNOWN Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF PASCO, AND STATE OF FLORIDA, AS FOLLOWS: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: TRACT 6, WILLIAMS ACRES, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 32' 25" EAST, 660.00 FEET; THENCE NORTH 88 DE-

GREES 50' 27" WEST, 330.00 FEET; THENCE NORTH 00 DEGREES 32' 25" WEST, 660.00 FEET; THENCE SOUTH 89 DEGREES 50' 27" EAST, 330.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 350.60 FEET AND LESS ROAD RIGHT-OF-WAY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 7-24-23, a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 MAIN STREET, SARASOTA, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this JUN 20 2023.

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

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900 Coral Springs, FL 33071 June 23, 30, 2023 23-01030P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.: 2019CA001275**

PINGORA LOAN SERVICING, LLC, Plaintiff, vs. KRISTINE A. MCLAUGHLIN; UNKNOWN TENANT N/K/A SARA MCLAUGHLIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Rescheduling Foreclosure Sale. Final Judgment was awarded on August 29, 2019 in Civil Case No. 2019CA001275, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PINGORA LOAN SERVICING, LLC is the Plaintiff, and KRISTINE A. MCLAUGHLIN; UNKNOWN TENANT N/K/A SARA MCLAUGHLIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 18, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 10, RIVERSIDE, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 95, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

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

Dated this 20 day of June, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Digitally signed by Zachary Ullman Date: 2023.06.20 14:24:48 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1454-595B June 23, 30, 2023 23-01039P

FIRST INSERTION

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

CASE NO.: 2022CA001274CAAXW
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., Plaintiff, v. ROBERT CAMPBELL; ET AL, Defendants.

To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ROBERT CAMPBELL, DECEASED (Last Known Address: 7332 Vienna Lane, Port Richey, FL 34668)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 1367, EMBASSY HILLS UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7332 VIENNA LANE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti|Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 7-24-23, a date which is

within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this day of JUN 21 2023.

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

Ghidotti|Berger LLP, Attorney for Plaintiff 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 June 23, 30, 2023 23-01043P

FIRST INSERTION

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

CASE NO.: 2023CA003256CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST, Plaintiff, v. MARIANN CALTA; et al, Defendants.

To the following Defendant(s): MARIANN CALTA (Last Known Address: 2940 Banyan Hill Lane, Land O Lakes, FL 34639) UNKNOWN SPOUSE OF MARIANN CALTA (Last Known Address: 2940 Banyan Hill Lane, Land O Lakes, FL 34639)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 327, PLANTATION PALMS, PHASE TWO-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 125 THROUGH 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 2940 BANYAN HILL LANE, LAND O LAKES, FL 34639

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti|Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 7-24-23, a date which is

within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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) FOR PROCEEDINGS IN NEW PORT RICHEY; (352) 521-4274, EXT 8110 (V) FOR PROCEEDINGS IN DADE CITY, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED CALL 711.

WITNESS my hand and the seal of this Court this day of JUN 21 2023.

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

Ghidotti | Berger LLP 1031 North Miami Beach Boulevard North Miami Beach, FL 33162 June 23, 30, 2023 23-01042P

FIRST INSERTION

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

CASE NO.: 51-2022-CA-001409-WS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DANIELLE NICOLE EILAND A/K/A DANIELLE EILAND, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 24, 2023, and entered in Case No. 51-2022-CA-001409-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Danielle Nicole Eiland a/k/a Danielle Eiland, Sherri Melinda Estep, as an Heir to the Estate of Danielle Nicole Eiland, deceased, and Personal Representative of the Estate of Danielle Nicole Eiland, deceased, Florida Housing Finance Corporation, Justin Wayne Cribley, Jr. a minor child in the care of his grandmother and natural guardian Sherri Melinda Estep, as an heir of the Estate of Danielle Nicole Eiland a/k/a Danielle Eiland, deceased, Brianna Nicole Cribley, a minor child in the care of her grandmother and natural guardian Sherri Melinda Estep, as an heir of the Estate of Danielle Nicole Eiland a/k/a Danielle Eiland, deceased, Unknown Party #1 N/K/A Jane Doe, Unknown Party #2, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 11, 2023

the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1712, ALOHA GARDENS UNIT 12, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 17, PAGES 81 THRU 83, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 2447 MONDALE CT HOLIDAY FL 34691

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 15 day of June, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 22-003843 June 23, 30, 2023 23-01029P

FIRST INSERTION

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

CASE No. 2023CA000686CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES 1 TRUST, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONACO (DECEASED), ET AL. DEFENDANT(S).

To: TONY MONACO A/K/A ANTONIO MONACO A/K/A ANTHONY MONACO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 10023 88th Ave, Richmond Hill, NY 11418

To: JAMES P. MONACO A/K/A JAMES PATRICK MONACO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 115 1/2 N Diamond St., Apt. 1, Mercer, PA 16137 To: MARY C. MONACO A/K/A MARY MONACO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 11112 Swift Flight Lane, Glen Allen, VA 23059

To: PATRICK MICHAEL MONACO A/K/A PATRICK MONACO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 7403 Heather St., New Port Richey, FL 34653 To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONACO (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 7403 Heather St., New Port Richey, FL 34653

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

LOT 25, HILLDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 11, PAGES 108 AND 109, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 7-24-23 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Date: JUN 21 2023

Clerk of the Circuit Court By: /s/ Patricia Hoogewind Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC Attorneys for Plaintiff 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432 Our Case # 23-000065-REV-FHA-F June 23, 30, 2023 23-01044P

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-CP-000966** IN RE: ESTATE OF ALVENA WENDY ROSE 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 Alvena Wendy Rose, deceased, File Number 2023-CP-000966, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 11, 2021; that the total value of the estate is \$39,450.58 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Hook Law Group
4918 Floramar Terrace
New Port Richey, FL 34652
Florida Medicaid Trust Recovery Program
PO Box 12188
Tallahassee, FL 32317-2188

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 23, 2023.

Person Giving Notice:
Aging Solutions, Inc., Office of the Public Guardian
PO Box 342065
Tampa, Florida 33694
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
June 23, 30, 2023 23-01014P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION **File No. 51-2023-CP-000683-WS** Division Probate IN RE: ESTATE OF LORETTA L. MADSEN Deceased.

The administration of the estate of LORETTA L. MADSEN, deceased, whose date of death was March 15, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 23, 2023.

Personal Representative:
/s/ James Inkrott
JAMES INKROTT
3667 Vega Creek Drive
St. Cloud, Florida 34722
/s/ David J. Wollinka
DAVID J. WOLLINKA
Attorney for Personal Representative:
/s/ David Wollinka
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
Attorneys At Law
10015 Trinity Boulevard, Suite 101A
TRINITY, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
June 23, 30, 2023 23-01028P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION **File No. 23-0700** Division Probate IN RE: ESTATE OF SHIRLEY A. HOOD Deceased.

The administration of the estate of Shirley A. Hood, deceased, whose date of death was February 12, 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 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 23, 2023.

Personal Representative:
Wendy King
8213 129th Street N.
Seminole, Florida 33776
Attorney for Personal Representative:
Nancy J. Oset
Attorney
Florida Bar Number: 402516
2706 Alternate 19 North
Suite 219
Palm Harbor, FL 34683
Telephone/Fax: (727) 510-4686
E-Mail: nancyosetlaw@gmail.com
June 23, 30, 2023 23-01024P

FIRST 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.: 2022CA000452CAAXWS** U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. **DEANNA WYNEGAR; HERB ROBIDEAU; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.** NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale dated the 2nd day of June 2023, and entered in Case No. 2022CA000452CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DEANNA WYNEGAR HERB ROBIDEAU; and UNKNOWN TENANT 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 17th 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, to wit:

TRACT 161 OF THE UNRECORDED PLAT OF BEAR CREEK ESTATES, UNIT THREE, LYING IN SECTION 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE RUN S 89° 28' 57" E, ALONG THE S LINE OF SECTION 8, 1000.0 FEET; THENCE N 0° 54' 13" E, 1171.43 FEET; THENCE S 52° 03' 00" W, 293.30 FEET FOR A POINT OF BEGINNING; THENCE RUN N 37° 57' 00" W, 931 FEET MORE OR LESS TO THE CENTER THREAD OF BEAR CREEK SAID POINT BEING DESCRIBED AS POINT "A", THENCE RETURN TO THE POINT OF BEGINNING; THENCE RUN S 52° 03' 00" W, 100.0 FEET; THENCE N 37° 57' 00" W, 930 FEET MORE OR LESS TO THE CENTER THREAD OF BEAR CREEK; THENCE ALONG SAID CENTER THREAD IN A NORTHEASTERLY DIRECTION 100 FEET MORE OR LESS TO POINT "A", THE SOUTHEASTERLY 25.0 FEET THEREOF BEING RESERVED AS ROAD RIGHT-OF-WAY FOR INGRESS AND EGRESS. TOGETHER WITH THAT CERTAIN 1984 PALM MOBILE HOME, VEHICLE ID #S PH18863AFL AND PH18863BFL, LOCATED ON SAID PREMISES

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION **CASE NO.: 2019-CA-000906** HOME POINT FINANCIAL CORPORATION, Plaintiff, vs. **ROBERT F. CARTER, IV A/K/A ROBERT FRANK CARTER, IV; RACHAEL E. GARCIA A/K/A RACHAEL ELLEN GARCIA; CONCORD STATION COMMUNITY ASSOCIATION, INC.; MIDLAND FUNDING LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN TENANT whose name is fictitious to account for unknown parties in possession, Defendants.** NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on May 17, 2023, in Case No. 2019-CA-000906

of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein Home Point Financial Corporation, is Plaintiff, and Robert F. Carter, IV A/K/A Robert Frank Carter, IV, Robert F. Carter, IV A/K/A Robert Frank Carter, IV, Midland Funding, LLC and Unknown Tenant N/K/A Jami Garcia, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, beginning at 11:00 A.M. on the 18th day of July, 2023, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 7, in Block E, of CONCORD STATION PHASE 2 UNITS A& B - SECTION 2, according to the plat thereof, as recorded in Plat Book 67, Page 125, of the Public Records of Pasco County, Florida. Property Address: 3664 Morgons Castle Court, Land O'Lakes FL 34638. together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds 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

Judgment, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 21 EAST, RUN THENCE WEST ALONG THE SECTION LINE 1155 FEET, THENCE SOUTH 319.54 FEET, THENCE EAST 243.00 FEET (CALCULATED) TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 62.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF DOUGLAS STREET; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE 154.33 FEET; THENCE WEST 203.31 FEET; THENCE NORTH 133.40 FEET; THENCE EAST 57.70 FEET; THENCESOUTH 79.40 FEET; THENCE EAST 83.61 FEET; THENCE NORTH 100.33 FEET TO THE POINT OF BEGINNING. SUBJECT PARCEL AS DESCRIBED ABOVE IS SUBJECT TO A 35 FOOT WIDE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE NORTH 35 FEET THEREOF. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME: MODEL 2000 OAKHAVEN. SERIAL NUMBERS 8U20140MA & 8U620140MB. LENGTH 66 FT WIDTH 28 FT. THE IMPROVEMENTS THEREON BEING KNOWN AS 14915 DOUGLAS STREET, DADE CITY, FLORIDA - 33525. Property Address: 14915 Douglas Street, Dade City, FL 33525

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 20th day of June 2023.
By: /s/ Lindsay Maisonet, Esq.
Lindsay Maisonet, Esq.
Florida Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
22-00204
June 23, 30, 2023 23-01031P

A DISABILITY WHO NEEDS ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V), OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V). AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS FEWER THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated this 16th day of June 2023.
SOKOLOF REMTULLA, PLLC
By: /s/ Benjamin D. Ladouceur, Esq.
Benjamin D. Ladouceur, Esq.,
Bar No: 73863

SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 / Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
June 23, 30, 2023 23-01011P

FIRST INSERTION

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M2000235-JMV
June 23, 30, 2023 23-01010P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 CP 000615WS** IN RE: ESTATE OF DOLORES M. STILLER Deceased.

The administration of the estate of DOLORES M. STILLER, deceased, whose date of death was February 28, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 23, 2023.

Personal Representatives:
LINDA FENSTEMACHER
SUZANNE TRUESDALE
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
Attorneys at Law
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
June 23, 30, 2023 23-01046P

Business Observer

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

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. 2023CA003407CAAXES
CSMC MORTGAGE-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2007-3, U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF MARY

MAHONEY AKA MARY E.
MAHONEY, DECEASED, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENE-
FICIARIES, DEVISEES, GRANTEEES,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF MARY MAHONEY AKA
MARY E. MAHONEY, DECEASED,
whose residence is unknown if he/she/
they be living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an inter-
est by, through, under or against the
Defendants, who are not known to be
dead or alive, and all parties having or
claiming
to have any right, title or interest in the

property described in the mortgage be-
ing foreclosed herein.

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

UNIT 214, BUILDING 7, TUS-
CANO AT SUNCOAST CROSS-
ING, A CONDOMINIUM
ACCORDING TO THE DECLA-
RATION OF CONDOMINIUM
RECORDED IN OFFICIAL RE-
CORDS BOOK 6873, PAGE 568
AND CONDOM AND CONDO-
MINIUM PLAT BOOK 6, PAGE
107, AND ANY AMENDMENTS
MADE THERETO, PUBLIC RE-
CORDS OF PASCO COUNTY
FLORIDA. TOGETHER WITH
UNDIVIDED INTEREST IN
THE COMMON ELEMENTS
APPURTENANT THERETO.

WHICH CURRENTLY HAS THE
ADDRESS OF 1600 VILLA CA-
PRI CIR #214, ODESSA, FLORI-
DA 33556-6094

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 7-24-23 / (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 peti-
tion filed herein.

If you are a person with a
disability who needs any accom-

modation in order to participate in
this proceeding, you are entitled,
at no cost to you, to the provision
of certain assistance. Please con-
tact 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 ap-
pearance is less than 7 days; if
you are hearing impaired call 711.
The court does not provide trans-
portation and cannot accommodate
for this service. Persons with dis-
abilities 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 20 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.
23-105484
June 23, 30, 2023 23-01022P

SUBSEQUENT INSERTIONS

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 origi-
nal 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 Cir-
cuit Court's office notified of your cur-
rent 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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

THIRD 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 Lim-
ited Liability Company and Donald Keith, in and to the following described prop-
erty, 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 pay-
ment 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

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 Eliz-
abeth 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 repre-

sentatives and the personal repre-
satives' 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 WITH-

SECOND INSERTION

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

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

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

The date of first publication of this
notice is June 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 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 OWN-
ERS AND CITIZENS OF THE PTC
COMMUNITY DEVELOPMENT DIS-
TRICT ("DISTRICT"), INCLUDING
NON-RESIDENTS OWNING PROP-
ERTY OR SUBJECT TO TAXATION
THEREIN, AND OTHERS HAVING
OR CLAIMING ANY RIGHT, TITLE
OR INTEREST IN PROPERTY TO BE
AFFECTED BY THE ISSUANCE OF
PTC COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT
REVENUE BONDS, OR TO BE AF-

FECTED THEREBY:

The above cause comes to be heard
upon the Complaint filed herein by the
District in the County of Pasco, State
of Florida, seeking to determine the
authority of said District to issue its
PTC Community Development District
Special Assessment Revenue Bonds
("Bonds") in an aggregate amount not
to exceed \$190,185,000, to determine
the legality of the proceedings had and
taken in connection therewith, and the
legality of the provisions, covenants
and agreements therein contained, and
seeking a judgment of this Court that
(a) the District has been validly estab-
lished 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 princi-
pal thereof, redemption premium,
if any, and interest thereon, and the
Bond Resolution and all of the fore-
going --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 As-
sessments are supported by sufficient
benefit and are fairly and reasonably al-
located across all benefitted properties;
(d) upon due issuance of the Bonds in
conformance with the Bond Resolution
and the Trust Indentures, the Bonds
will constitute valid and binding obliga-
tions of the District and will be enforce-
able by their terms as established by
the Bond Resolution and the Trust In-
denture; (e) the District has the power
to plan, finance, acquire, construct, re-
construct, equip and install, in one or
more stages, the Capital Improvement
Plan; (f) the Capital Improvement Plan
will serve a valid public purpose; and

(g) the members of the District's Board
have been duly and validly elected. The
aforesaid Complaint having been pre-
sented to this Court, and this Court be-
ing fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers,
property owners and citizens of the Dis-
trict including non-residents owning
property or subject to taxation, and oth-
ers 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 Flori-
da, 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
thereof, 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@cdlawyers.com)
Lauren Gentry, Counsel for Plaintiff
(lauren@cdlawyers.com)
Grace Kobitter, Counsel for Plaintiff
(grace@cdlawyers.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

SAVE TIME

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

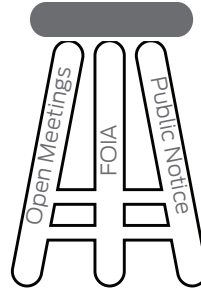
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

LV20906_V35

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

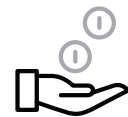


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

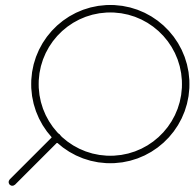


Citizens continue to learn about vital civic matters from newspaper notices.

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

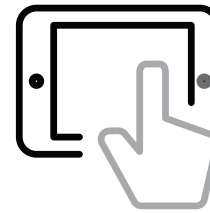
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

THIRD 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 Holtzhow, 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

SECOND 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 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:
 /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

SECOND 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

SECOND 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 Bray
 Deputy Clerk
 June 16, 23, 30; July 7, 2023 23-00992P

SECOND 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

SECOND 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

SECOND 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

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. 2023CA003138 ES
BANK OF AMERICA, N.A., Plaintiff, vs.
MELISSA AOUN, CONCORD STATION COMMUNITY ASSOCIATION, INC, CONCORD STATION, L.P, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF MELISSA AOUN, Defendants.

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

June 16, 23, 30; July 7, 2023 23-00990P

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

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. 2023CA000340CAAXWS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, 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 the seal of this Court at County, Florida, this day of JUN 14 2023

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@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

Business Observer

SECOND 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

June 16, 23, 30; July 7, 2023

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000031TDAXXX

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

Certificate #: 1912401
Year of Issuance: 06/01/2020

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

Name(s) in which assessed:
YVONNE SCHEFFLER

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on July 20, 2023 at 10:00 am.

May 31, 2023

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

June 16, 23, 30; July 7, 2023

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000063TDAXXX

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

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

Description of Property:
28-24-21-0070-00000-0010
DADE TERRACE PB 5 PG 169
LOT 1 OR 5316 PG 1745

Name(s) in which assessed:
JACK JEFFERY DAVENPORT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on July 20, 2023 at 10:00 am.

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00954P

SECOND 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

June 16, 23, 30; July 7, 2023

SECOND 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

June 16, 23, 30; July 7, 2023

23-00964P

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000022TDAXXX

NOTICE IS HEREBY GIVEN,
That BEAMIF 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 #: 1810424
Year of Issuance: 06/01/2019

Description of Property:
16-26-16-0020-00000-0132
PINE ACRES SUBDIVISION
PB 5 PG 156 WEST 137 FT OF
EAST 157 FT OF LOT 13 OR
4980 PG 1048

Name(s) in which assessed:
EDMUND SAMPSON JR
JOAN S SAMPSON 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000009TDAXXX

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 #: 1706119
Year of Issuance: 06/01/2018

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

Name(s) in which assessed:
DANIEL SCOTT BARE
DAVID LEE BARE

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on July 20, 2023 at 10:00 am.

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00945P

SECOND 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

June 16, 23, 30; July 7, 2023

23-00960P

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000045TDAXXX

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

Certificate #: 1906313
Year of Issuance: 06/01/2020

Description of Property:
21-25-17-0110-19700-0070
MOON LAKE ESTATES UNIT
11 PB 5 PGS 141-143 LOTS 7 & 8
BLK 197 OR 1235 PG 1611

Name(s) in which assessed:
JOANNA E HORN-HEGE

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on July 20, 2023 at 10:00 am.

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00966P

SECOND 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

June 16, 23, 30; July 7, 2023

23-00969P

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000052TDAXXX

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

Certificate #: 1404282
Year of Issuance: 06/01/2015

Description of Property:
14-24-18-0010-00000-0250
PASCO LAKE TRAILER
ESTATES PB 8 PG 9 LOT 25 OR
3396 PG 1789

Name(s) in which assessed:
MARY T JENNISON
MARY T SHIPPY

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

23-00971P

SECOND 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

June 16, 23, 30; July 7, 2023

23-00976P

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000007TDAXXX

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 #: 1705961
Year of Issuance: 06/01/2018

Description of Property:
16-25-17-0060-05600-0190
MOON LAKE ESTATES UNIT
6 PB 4 PGS 90-91 LOTS 19 & 20
BLOCK 56 OR 9464 PG 1366

Name(s) in which assessed:
SEAN BRODERICK

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

23-00943P

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000049TDAXXX

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

Certificate #: 1908745
Year of Issuance: 06/01/2020

Description of Property:
21-25-16-0560-00000-0020
WEST PORT SUBDIVISION
UNIT 1 PB 11 PGS 82 & 83 LOT
2 OR 9205 PG 1198

Name(s) in which assessed:
ESTATE RECOVERY SERVICES
LLC
& S JAMES HANDLEY

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

23-00968P

SECOND 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

June 16, 23, 30; July 7, 2023

23-00958P

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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



SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE SIXTH JUDICIAL
CIRCUIT,IN AND FOR PASCO COUNTY,
FLORIDA**CASE NO.: 2022CA002216 - WS
TREASURE COVE HOMEOWNERS
ASSOCIATION OF PASCO, INC.,
Plaintiff, vs.****THUY VAN BUI, et al.,
Defendant(s).**TO: Thuy Van Bui
5229 Bay Blvd.
Port Richey, FL 34668
Thuy Van Bui
194 Hummingbird Ln.
Comer, GA 30629YOU ARE NOTIFIED that an ac-
tion to enforce a lien foreclosure on
the following property in Pasco County,
Florida:Lot 2, Block A, Treasure Cove,
according to the map or plat
thereof, as recorded in Plat Book
48, Page(s) 89 through 91, in-
clusive, of the Public Records of
Pasco County, Florida.5350 Koons Drive, Port Richey,
FL 34668 ("Property")A lawsuit has been filed against you
and you are required to serve a copy of
your written defenses, if any, to it on,
FRANK J. LACQUANITI, ESQUIRE,
Plaintiff's Attorney, whose address is
ARIAS BOSINGER, PLLC, 280 W.
Canton Avenue, Suite 330, Winter
Park, Florida 32789, 7-17-23 within
thirty (30) days after the first publica-
tion of this notice, and file the original
with the Clerk of this Court either be-
fore service on Plaintiff's attorney or
immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint for
Lien Foreclosure and Monetary
Damages.If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government 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 accommo-
date for this service. Persons with
disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.DATED: JUN 13 2023
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
By: /s/ Patty Hoogewind
Deputy ClerkFRANK J. LACQUANITI, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
June 16, 23, 2023 23-00993P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION**CASE NO. 51-2019-CA-002716 ES
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER,
Plaintiff,
vs.****WILLIAM BILLINGS A/K/A
WILLIAM J. BILLINGS IV, et al.
Defendant(s).**NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated November 17, 2022, and entered
in 51-2019-CA-002716 ES of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, wherein
US BANK TRUST NATIONAL ASSO-
CIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET
TRUST is the Plaintiff and WILLIAM
BILLINGS A/K/A WILLIAM J. BILL-
INGS IV; UNKNOWN SPOUSE OF
WILLIAM BILLINGS A/K/A WIL-
LIAM J. BILLINGS IV N/K/A ERIKA
BILLINGS; CAPITAL ONE BANK
(USA), N.A. are the Defendant(s). Nik-
ki Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at www.pasco.
realforeclose.com, at 11:00 AM, on July
17, 2023, the following described prop-
erty as set forth in said Final Judgment,
to wit:LOT 1165, FOREST HILLS-
UNIT NO. 19, ACCORDING TO
THE PLAT THEREOF RECORDED
IN PLAT BOOK 10, PAGE 22,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 5550 BA-
ROQUE DR, HOLIDAY, FL
34690

Any person claiming an interest in the

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

IMPORTANT

AMERICANS WITH DISABILI-
TIES ACT: If you are a person with a
disability who needs an accommodation
in order to participate in this proceed-
ing, 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing transpor-
tation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.Dated this 9 day of June, 2023.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
19-360943 - VIT
June 16, 23, 2023 23-00981P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:**2023CA003270CAAXWS
BANK OF AMERICA, N.A.;****Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING
AN INTEREST IN THE ESTATE
OF CAROLYN R. BERNARD;****BRANDON BERNARD; GULF
ISLAND BEACH & TENNIS CLUB
CONDOMINIUM ASSOCIATION
II, INC.; GULF ISLAND
CONDOMINIUM OWNERS'
ASSOCIATION, INC.; UNKNOWN
TENANT #1 IN POSSESSION OF
THE PROPERTY; UNKNOWN
TENANT #2 IN POSSESSION OF
THE PROPERTY;
Defendant(s).**To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIAR-
IES, DEVEISEES, SURVIVING
SPOUSE, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
AND ALL OTHER PARTIES CLAIM-
ING AN INTEREST IN THE ESTATE
OF CAROLYN R. BERNARD
Last Known Address
UNKNOWNYOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:UNIT 211E OF GULF ISLAND
BEACH AND TENNIS CLUB II,
A CONDOMINIUM, ACCORD-
ING TO THE DECLARATION
OF CONDOMINIUM THERE-
OF, RECORDED IN OFFICIAL
RECORD BOOK 3300, PAGE
208 OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA, TOGETHER WITH
AN UNDIVIDED SHARE IN
THE COMMON ELEMENTS
APPURTENANT THERETO.
a/k/a 6009 SEA RANCH DRIVE
UNIT 211, HUDSON, FL 34667has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on Marinosci
Law Group, P.C., Attorney for Plaintiff,
whose address is 100 W. Cypress Creek
Road, Suite 1045, Fort Lauderdale,
Florida 33309, within 7-17-23 days af-
ter the first publication of this Notice
in the BUSINESS OBSERVER, and
file the original with the Clerk of this
Court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demand in the
complaint.This notice is provided pursuant to
Administrative Order No. 2.065.IN ACCORDANCE WITH THE
AMERICANS WITH DISABILITIES
ACT, If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center, 7530
Little Rd., New Port Richey, FL 34654;
(727) 847-8110 (V) in New Port Richey;
(352) 521-4274, ext 8110 (V) in Dade
City, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing im-
paired call 711. The court does not pro-
vide transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services..
WITNESS my hand and the seal of
this Court this day of JUN 13 2023.Nikki Alvarez-Sowles, Esq.
As Clerk of the Court by:
(SEAL) By: /s/ Patty Hoogewind
As Deputy ClerkSubmitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
June 16, 23, 2023 23-00994P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:**2022CA002147CAAXWS
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.****UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
CHARLES ROCK A/K/A CHARLES
DOUGLAS ROCK, ET AL.,
DEFENDANTS.**TO: Unknown Heirs, Beneficiaries,
Deveisees, Assignees, Lienors, Credi-
tors, Trustees And All Others Who
May Claim An Interest In the estate of
Charles Rock A/K/A Charles Douglas
Rock
Last Known Address: 8825 Wabash Ln,
Port Richey, FL 34668Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:LOT 216, DRIFTWOOD VII-
LAGE FIRST ADDITION, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED
IN PLAT BOOK 15, PAGE(S)
75 AND 76, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on MILLER,
GEORGE & SUGGS, PLLC, Attor-
ney for Plaintiff, whose address is 210NOTICE TO CREDITORS
(Summary Administration)
IN THE SIXTH JUDICIAL
CIRCUIT COURT IN AND FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 512023CP000262CPAXWS
Division I
IN RE: ESTATE OF
LINDA JANE KELBISH
Deceased.TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:You are hereby notified that an Or-
der of Summary Administration has
been entered in the estate of LINDA
JANE KELBISH, deceased, File Num-
ber 512023CP000262CPAXWS, by
the Circuit Court for PASCO County,
Florida, Probate Division, the address
of which is 7530 Little Road, New Port
Richey, Florida 34654; that the deced-
ent's date of death was November 5,
2022; that the total value of the estate
is \$30,000.00 and that the names and
addresses of those to whom it has been

SECOND INSERTION

assigned by such order are:

Name Address
HEATHER REID
6910 N. Valley Road
Columbia City, IN 46725
MELANIE McLANE aka MELANIE
McCLAIN
7865 County Road 68
Spencerville, Indiana 48725
RACHAEL ODDO
2436 Saddlewood Lane
Palm Harbor, Florida 34685
SARA WILLIAMS
3557 Secretariat Lane
West Lafayette, Indiana 47906
LEAHA MEINEKA aka LEAHA
MEINIKA
4471 N. Airport Road
Columbia City, IN 46725ALL 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 TIMEPERIODS SET FORTH IN FLORIDA
STATUTES SECTION 733.702. ALL
CLAIMS AND DEMANDS NOT SO
FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER
APPLICABLE TIME PERIOD, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.The date of first publication of this
Notice is June 16, 2023.

Person Giving Notice:

HEATHER REID
6910 N. Valley Road
Columbia City, Indiana 46725
Attorney for Person Giving Notice
JENNY SCAVINIO SIEG
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, FL 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcoleglaw.com
Secondary E-Mail:
eservice@siegcoleglaw.com
June 16, 23, 2023 23-00986P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO. 2019CA003008CAAXES**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST
Plaintiff, v.****SANDRA THOMPSON A/K/A
SANDRA M. THOMPSON;
UNKNOWN SPOUSE OF SANDRA
THOMPSON A/K/A SANDRA M.
THOMPSON; UNKNOWN
TENANT 1; UNKNOWN TENANT
2; AMERICAN RESIDENTIAL
SERVICES OF FLORIDA, INC.
D/B/A ARS RESCUE ROOTER;
EILAND PARK TOWNHOMES
ASSOCIATION, INC
Defendants.**Notice is hereby given that, pursu-
ant to the Final Judgment of Fore-
closure entered on April 20, 2023,
and Order Rescheduling Foreclosure
Sale entered on May 26, 2023, in this
cause, in the Circuit Court of Pasco
County, Florida, the office of Nikki
Alvarez-Sowles, Esq. - AES, Clerk of
the Circuit Court, shall sell the prop-
erty situated in Pasco County, Florida,
described as:LOT 18, OF EILAND PARK
TOWNHOMES, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
60, PAGE 102, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA.
a/k/a 37544 AARALYN RD,ZEPHYRHILLS, FL 33542-
3208at public sale, to the highest and best
bidder, for cash, online at www.pasco.
realforeclose.com, on July 10, 2023 be-
ginning at 11:00 AM.Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens must file a claim
before the clerk reports the surplus as
unclaimed.If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654, Phone: 727.847.8110 (voice) in
New Port Richey; 352.521.4274, ext
8110 (voice) in Dade City Or 711 for the
hearing impaired. Contact should be
initiated at least seven days before the
scheduled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days.Dated at St. Petersburg, Florida
this 8th. day of June, 2023.ecXL Legal, PLLC
Designated Email Address:
efiling@exlegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000004989
June 16, 23, 2023 23-00939P

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION**Case #: 2022CA002532CAAXWS
DIVISION: J3****Truist Bank, formerly known as
Branch Banking and Trust Company
Plaintiff,****-vs.-
James Charles Nutt a/k/a James C.
Nutt, As Personal Representative
of the Estate of Walter J. Nutt;
James Charles Nutt a/k/a James
C. Nutt; Lisa Nicole Antonietti;
Lynnore Marie Whritenour a/k/a
Lynnore M. Whritenour a/k/a Lynn
Whritenour f/k/a Lynnore Marie
Glab f/k/a Lynnore Marie Nutt;
Unknown Spouse of James Charles
Nutt a/k/a James C. Nutt; Unknown
Spouse of Lisa Nicole Antonietti;
Unknown Spouse of Lynnore Marie
Whritenour a/k/a Lynnore M.
Whritenour a/k/a Lynn Whritenour
f/k/a Lynnore Marie Glab f/k/a
Lynnore Marie Nutt; Dividend Solar
Finance LLC; Clerk of Court of
Pasco County; Julia G Antonietti;
Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).**TO: Lynnore Marie Whritenour a/k/a
Lynnore M. Whritenour a/k/a Lynn
Whritenour f/k/a Lynnore Marie
Glab f/k/a Lynnore Marie Nutt: LAST
KNOWN ADDRESS: 15331 NAVA
STREET, HUDSON, FL 34667 and Un-
known Spouse of Lynnore Marie Nutt:
Lynnore M. Whritenour a/k/a Lynn
Whritenour f/k/a Lynnore Marie
Glab f/k/a Lynnore Marie Nutt: LAST
KNOWN ADDRESS: 15331
NAVA STREET, HUDSON, FL 34667
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
deveisees, grantees, assignees, credi-
tors, lienors, and trustees, and all otherand the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Pasco County, Florida, more particu-
larly described as follows:LOT 174 OF ESPLANADE AT
STARKEY RANCH PHASES
2A & 2B, ACCORDING TO
THE PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 76,
PAGE(S) 8 THROUGH 14, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
more commonly known as 11119
Callisia Drive, Odessa, FL 33556.This action has been filed against you
and you are required to serve a copy of
your written defense, if any, upon LOGS
LEGAL GROUP LLP, Attorneys for
Plaintiff, whose address is 2424 North
Federal Highway, Suite 360, Boca Ra-
ton, FL 33431, on or before 7-17-23
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the Complaint.If you are a person with a disability
who needs any accommodation to par-
ticipate in this proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. Please contact the
ADA Coordinator; 14250 49th Street
North, Clearwater, Florida 33762 (727)
453-7163 at least 7 days before your
scheduled court appearance, or immedi-
ately upon receiving this notification
of the time before the scheduled ap-
pearance is less than 7 days. If you are
hearing or voice impaired call 711.WITNESS my hand and seal of this
Court on the day of JUN 12 2023.Cindy Stuart
Circuit and County Courts
(SEAL) By: /s/ Patty Hoogewind
Deputy ClerkLOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360,
Boca Raton, FL 33431
23-328177 FC01 WNI
June 16, 23, 2023 23-00988P

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION**Case #: 2023CA003160CAAXWS
DIVISION: J3****Wells Fargo Bank, N.A.
Plaintiff, -vs.-****Unknown Heirs, Deveisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Grace Ethel Wilkins
a/k/a Grace E. Wilkins f/k/a Grace E.
Hunter, Deceased, and All Other
Persons Claiming by and Through,
Under, Against The Named
Defendant(s); Edward Raymond
Wilkins a/k/a Edward R. Wilkins Jr.
a/k/a Edward R. Wilkins; Eric
Thomas Wilkins a/k/a Eric T.
Wilkins; Unknown Spouse of
Edward Raymond Wilkins a/k/a
Edward R. Wilkins Jr. a/k/a Edward
R. Wilkins; Unknown Spouse of
Eric Thomas Wilkins a/k/a Eric
T. Wilkins; Esplanade at Starkey
Ranch Neighborhood Association,
Inc.; Starkey Ranch Master Property
Owner's Association, Inc.; State of
Florida Department of Revenue;
Clerk of the Circuit Court for
Pasco County, Florida; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming
by, through, under and against
the above named Defendant(s);
Unknown Parties in Possession
#2, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s).**TO: Unknown Heirs, Deveisees, Grant-
ees, Assignees, Creditors, Lienors, and
Trustees of Grace Ethel Wilkins a/k/a
Grace E. Wilkins f/k/a Grace E. Hunter,
Deceased, and All Other Persons Claim-
ing by and Through, Under, Against
The Named Defendant(s): LAST
KNOWN ADDRESS: UNKNOWN
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
deveisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants as may be infants, incompetents
or otherwise not sui juris.YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Pasco County, Florida, more particu-
larly described as follows:LOT 10, HUDSON HIGH-
LANDS, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 6.
AT PAGE 94, OF PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.more commonly known as 15331
Nava Street, Hudson, FL 34667.
This action has been filed against you
and you are required to serve a copy of
your written defense, if any, upon LOGS
LEGAL GROUP LLP, Attorneys for
Plaintiff, whose address is 2424 North
Federal Highway, Suite 360, Boca Ra-
ton, FL 33431, on or before 7-17-23
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief dem-
anded in the Complaint.If you are a person with a disability
who needs any accommodation to par-
ticipate in this proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. Please contact the
ADA Coordinator; 14250 49th Street
North, Clearwater, Florida 33762 (727)
453-7163 at least 7 days before your
scheduled court appearance, or immedi-
ately upon receiving this notification
of the time before the scheduled ap-
pearance is less than 7 days. If you are
hearing or voice impaired call 711.WITNESS my hand and seal of this
Court on the day of JUN 12 2023.Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
(SEAL) By: /s/ Patty Hoogewind
Deputy ClerkLOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360,
Boca Raton, FL 33431
22-327007 FC01 SUT
June 16, 23, 2023 23-00987P