

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 Off the River located at 7803 Grand Boulevard in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 22nd day of June, 2023.
 Wiltshire Hospitality Inc
 Dustin Wiltshire
 June 30, 2023 23-01058P

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 FEC located at 3816 Hanover Dr, in the County of Pasco, in the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at New Port Richey, Florida, this 26th day of June, 2023.
 FAITH EMPOWERMENT CENTER INC
 June 30, 2023 23-01078P

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Simply Silver Mouthwash, located at 7842 Land o Lakes Blvd, in the City of Land O Lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 28 of June, 2023.
 SILVOLUTION LLC
 7842 Land o Lakes Blvd
 Land O Lakes, FL 34638
 June 30, 2023 23-01095P

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 Serendipity Furniture Co. located at 33070 Major Oak Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Wesley Chapel, Florida, this 26th day of June, 2023.
 SUNKEN BLIMP LLC
 June 30, 2023 23-01079P

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 Sorry It Wasn't a Sandwich located at 33070 Major Oak Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Wesley Chapel, Florida, this 23rd day of June, 2023.
 Sunken Blimp LLC
 June 30, 2023 23-01071P

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 StickyDick.com located at 3505 Durrance St, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at New Port Richey, Florida, this 27th day of June, 2023.
 555 industries LLC
 June 30, 2023 23-01090P

FIRST INSERTION
 NOTICE OF LIEN SALE
 In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.
 #1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185
 Ashleigh Corry: Hsld gds/Furn; Isabel Laracuent: Hsld gds/Furn.
 And, due notice having been given, to the owner of said property and all parties known to claim and interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www.StorageTreasures.com, which will end on Monday, July 24, 2023 at 10 AM.
 June 30; July 7, 2023 23-01054P

FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING
 Notice is hereby given that the Board of Supervisors (the "Board") of the Union Park East Community Development District (the "District") will hold their regular meeting on Monday, July 10, 2023 at 6:00 p.m. at the Residence Inn, 2867 Lajuana Blvd, Wesley Chapel, FL 33543.
 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 to a date, time, and place to be specified on the record at the meeting. Please check the District's website for the latest information: <https://www.unionparkeastdd.org/>. A copy of the agenda for the meetings will be available 7 days in advance of the meeting on the District's website.
 If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.
 In accordance with the provisions of the Americans with Disabilities Act and Section 286.26, Florida Statutes, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager, Patricia Thibault with Breeze, via email at patricia@breezehome.com or via phone at (813) 564-7847 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for aid in contacting the District Manager. Patricia Thibault District Manager
 June 30, 2023 23-01089P

FIRST INSERTION
ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
Upcoming Public Hearings, and Regular Meeting
 The Board of Supervisors ("Board") for the Asturia Community Development District ("District") will hold the following two public hearings and a regular meeting:
 DATE: July 25, 2023
 TIME: 6:00 p.m.
 LOCATION: Asturia Clubhouse
 14575 Promenade Parkway
 Odessa, Florida 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.
Description of Assessments
 The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
TOWNHOMES	118	0.40	\$1,623.75
SINGLE FAMILY 36'	32	0.65	\$1,790.86
SINGLE FAMILY 45'	84	0.82	\$1,898.29
SINGLE FAMILY 50'	7	0.91	\$1,958.57
SINGLE FAMILY 55'	299	1.00	\$2,017.65
SINGLE FAMILY 65'	128	1.18	\$2,137.02

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and are due to be collected for Fiscal Year 2023/2024.
 For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
 The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132, ext. 285 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.
 Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
 Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.
 District Manager



June 30, 2023 23-01074P

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 fictitious name of PINECREST ACADEMY WESLEY CHAPEL HIGH SCHOOL located at 33347 State Road 54, in the County of PASCO COUNTY, in the City of WESLEY CHAPEL, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at PASCO COUNTY, Florida, this 13 day of JUNE, 2023.
 PINECREST ACADEMY, INC.
 June 30, 2023 23-01057P

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 the 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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrridgecd.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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.
 In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood District Manager {00118799.DOCX/} June 30, 2023 23-01056P

FIRST INSERTION
 Notice is hereby given that GEORGE NAMATH, OWNER, desiring to engage in business under the fictitious name of COASTAL POOL & SPA located at 9052 FORGE BREEZE LOOP, WESLEY CHAPEL, FLORIDA 33545 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 30, 2023 23-01059P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-000784
IN RE: ESTATE OF ROBERT F. GERHARDT (A/K/A ROBERT GERHARDT) Deceased.
 The administration of the estate of Robert F. Gerhardt (a/k/a Robert Gerhardt), deceased, whose date of death was April 19, 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 30, 2023.
Personal Representative:
 /s/ Douglas P. Gerhardt
Douglas P. Gerhardt
 2267 Steven Street
 Clearwater, Florida 33759
Personal Representative:
 /s/ Carolyn J. Newland
Carolyn J. Newland
 7350 Evesborough Lane
 New Port Richey, Florida 34655
 Attorney for Personal Representative:
 /s/ Tanya Bell
 Tanya Bell, Esq.
 Florida Bar Number: 52924
 Sarah E. Voss, Esq.
 Florida Bar Number: 1025128
 Bell Law Firm, P.A.
 2364 Boy Scout Road,
 Suite 200
 Clearwater, Florida 33763
 Telephone: (727) 287-6316
 Fax: (727) 287-6317
 TanyaBell@BellLawFirmFlorida.com
 SVoss@BellLawFirmFlorida.com
 AMullins@BellLawFirmFlorida.com
 June 30; July 7, 2023 23-01077P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP000476CPAXWS
IN RE: ESTATE OF AGNES MAUCERI Deceased.
 The administration of the estate of Agnes Mauceri, deceased, whose date of death was December 31, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7511 Little Rd., 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 30, 2023.
Personal Representative:
Anthony Mauceri
 124 Ocean Ave.
 N. Middletown, New Jersey 07748
 Attorney for Personal Representative:
 Eugene L. Beil, Esq., Attorney
 Florida Bar Number: 343633
BEIL & HAY PA
 12300 US Hwy 19
 Hudson, Florida 34667
 Telephone: (727) 868-2306
 Fax: (727) 863-1287
 E-Mail:
 webmaster@beilandhay.com
 Secondary E-Mail:
 elbeil@beilandhay.com
 June 30; July 7, 2023 23-01085P

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

LV10161

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000875
Florida Bar No. 144663
IN RE: ESTATE OF
JOHN ALAN PETREY
Deceased.

The administration of the estate of JOHN ALAN PETREY, deceased, whose date of death was MARCH 28, 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 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 30, 2023.

Personal Representative
/s/ Cassandra McCarrick
Name: CASSANDRA ASHLEY
McCARRICK

Address: 7818 Crosswater Trail #203
Windermer, FL 34786

Attorney for Personal Representative
/s/ Charles S. White

Charles S. White, of
CHARLES S. WHITE, P.A.
104 N. Evers St., Ste. 201
Plant City, Florida 33563
Tel. (813) 752-6155/Fax. (813) 754-1758
Email: serviceswatty@aol.com
2nd Email: cswatty@aol.com
June 30; July 7, 2023 23-01086P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512023CP000924CPAXES
Division Probate
IN RE: ESTATE OF
WILLIAM RUMPKE, JR.
Deceased.

The administration of the estate of William Rumpke, Jr., deceased, whose date of death was April 23, 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 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 30, 2023.

Personal Representative:
/s/ Robert C. Burnette
Robert C. Burnette
5710 Gall Blvd. Ste. C
Zephyrhills, FL 33542

Attorney for Personal Representative:
/s/ Robert C. Burnette

Robert C. Burnette, Attorney
Florida Bar Number: 0159816
5710 Gall Boulevard, Suite C
Zephyrhills, FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com
June 30; July 7, 2023 23-01064P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2023CP000649CPAXWS
IN RE: ESTATE OF
Sharon Denise Henderson
Deceased.

The administration of the estate of Sharon Denise Henderson, deceased, whose date of death was March 11th, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, PO 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 30th, 2023.

Personal Representative:
Michael Lee Henderson, Jr
9215 Creston Ave
New Port Richey, FL 34654

Russell R. Winer
Attorney at Law

Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
June 30; July 7, 2023 23-01073P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000677CPAXWS
IN RE: ESTATE OF
GEORGETTE HOLLAND
Deceased.

The administration of the Estate of Georgette Holland, deceased, whose date of death was March 5, 2021 is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 30, 2023.

Personal Representative:
Cheryl L. Inguanta
231 Hounslow Road
Shirley, NY 11967

Attorney for Personal Representative:
John M. Sakellarides

Attorney for Personal Representative
Florida Bar No. 935107
Herdman & Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@herdsaklaw.com
June 30; July 7, 2023 23-01094P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000062
IN RE: ESTATE OF ELLEN
CARUTHERS KELLER,
Deceased.

The administration of the estate of ELLEN CARUTHERS KELLER, deceased, whose date of death was AUGUST 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 LIVE OAK AVE., DADE CITY, FL 33523. 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 PERIOD 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 30, 2023.

Personal Representative
THOMAS TAIT
13054 Parkview Estates Road
Dade City, FL 33525

Attorney for Personal Representative
MATTHEW MCCONNELL, Esq.

Attorney for Personal Representative
Florida Bar No. 126161
DICKMAN LAW FIRM
P.O. Box 111868
Naples, FL 34108
T: 239.434.0840 / F: 239.434.0940
matthew@dickmanlawfirm.org
service@dickmanlawfirm.org
June 30; July 7, 2023 23-01087P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000686
IN RE: ESTATE OF
ELISE DOLORES BEAVERS,
Deceased.

The administration of the estate of ELISE DOLORES BEAVERS, deceased, whose date of death was October 22, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court 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 PERIOD 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 30, 2023

ROBERT KORPAK
Personal Representative
311 Thoroughbred
Hartsville, SC 29550

Attorney for Personal Representative
Florida Bar No. 0413550

Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
hbhallinger@hnh-law.com
June 30; July 7, 2023 23-01092P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 21CP001032
DIVISION: Section J
IN RE: ESTATE OF
MARY T. BARNICLE
Deceased.

The administration of the estate of MARY T. BARNICLE, deceased, whose date of death was April 2, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's 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 30, 2023.

PERSONAL REPRESENTATIVE
ROBERT A. BARNICLE
1024 Almondwood Drive
New Port Richey, FL 34655

ATTORNEY FOR PERSONAL REPRESENTATIVE:
Windy L. Wilkerson, Esquire

Florida Bar Number: 0515132
Wilkerson Law Firm, P.A.
1210 Millennium Parkway
Suite 1015
Brandon, Florida 33511
(813) 295-5849
wilkerson@wilkersonlawfirm.com
June 30; July 7, 2023 23-01088P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP000580CPAXWS
Division probate
IN RE: ESTATE OF
MARY BETH
(AKA MARIBETH) BAKER
Deceased.

The administration of the estate of Mary Beth (aka Maribeth) Baker, deceased, whose date of death was November 11, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's 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 30, 2023.

Personal Representative:
Robert F. Fox
7715 Gaston Dr.
Port Richey, Florida 34668

Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney

Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: webmaster@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
June 30; July 7, 2023 23-01093P

FIRST INSERTION

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

CASE NO. 2018CA003218CAAXWS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
ANN MARIE CURRO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 11, 2019 in Civil Case No. 2018CA003218CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ANN MARIE CURRO, 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 27th day of July, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 13 IN THOUSAND OAKS EAST PHASE IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 94, 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: MRService@mccalla.com
Fla. Bar No.: 146803
23-06780FL
June 30; July 7, 2023 23-01082P

FIRST INSERTION

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

CASE NO. 51-2016-CA-003547-WS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALICIA GLOVER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 6, 2022 in Civil Case No. 51-2016-CA-003547-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Alicia Glover, 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 17th day of July, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 86, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 3, as per plat thereof, recorded in Plat Book 28, Page 77 through 82, 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: MRService@mccalla.com
Fla. Bar No.: 146803
21-04799FL
June 30; July 7, 2023 23-01050P

FIRST INSERTION

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

PASCO COUNTY, FLORIDA
CASE NO. 2022CA002615CAAXWS
WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER
WITH WELLS FARGO BANK
SOUTHWEST, N.A. F/K/A
WACHOVIA MORTGAGE, FSB
F/K/A WORLD SAVINGS BANK,
FSB
Plaintiff, v.

UNKNOWN SPOUSE OF
GREGORY J. RAUCKHORST
A/K/A GREGORY RAUCKHORST;
SHIRLEY J. JIMERSON, AS
TRUSTEE OF THE ROBERT F.
JIMERSON AND SHIRLEY J.
JIMERSON LIVING TRUST
DATED 8/23/2002; PILOT BANK;
GREGORY J. RAUCKHORST
A/K/A GREGORY RAUCKHORST;
ALEXUS BLACK; UNKNOWN
SPOUSE OF ALEXUS BLACK;
UNKNOWN TENANT 1;
UNKNOWN TENANT 2; DANIEL
GLEICHOWSKI, AS TRUSTEE OF
THE GLEICHOWSKI FAMILY
TRUST DATED 7/27/2004;
MARGARET GLEICHOWSKI, AS
TRUSTEE OF THE GLEICHOWSKI
FAMILY TRUST DATED 7/27/2004;
ROBERT F. JIMERSON, AS
TRUSTEE OF THE ROBERT
F. JIMERSON AND SHIRLEY
J. JIMERSON LIVING TRUST
DATED 8/23/2002; WELLS FARGO
BANK, N.A., SUCCESSOR IN
INTEREST TO WORLD SAVINGS
BANK, FSB
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 14, 2023, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN

THE COUNTY OF PASCO STATE OF FLORIDA, DESCRIBED AS FOLLOWS:
LOT 1081, REGENCY PARK, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 22 AND 23 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 7701 FOX HOLLOW DR, PORT RICHEY, FL 34668-4066 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 31, 2023 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 21st. day of June, 2023.
eXL 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
1000007513
June 30; July 7, 2023 23-01049P

FIRST INSERTION

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

CASE NO. 2019CA002660CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4, Plaintiff, vs. MICHAEL MAYNARD A/K/A MICHAEL D. MAYNARD A/K/A MICHAEL DAVID MAYNARD AND JOYCE MAYNARD A/K/A JOYCE L. MAYNARD A/K/A JOYCE LINDA MAYNARD, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 1, 2023, and Amended nunc pro tunc to May 16, 2023, and entered in 2019CA002660CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT4 is the Plaintiff and MICHAEL MAYNARD A/K/A MICHAEL D. MAYNARD A/K/A MICHAEL DAVID MAYNARD; JOYCE MAYNARD A/K/A JOYCE L. MAYNARD A/K/A JOYCE LINDA MAYNARD are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 01, 2023, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°17'06" WEST, A DISTANCE OF 760.54 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'06" WEST, A DISTANCE OF 387.00 FEET; THENCE NORTH 08°09'57" EAST, A DISTANCE OF 293.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF A 60 FOOT ROADWAY; THENCE SOUTH 81°50'03" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID ROADWAY A DISTANCE OF 37.75 FEET OT A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT OF 52.23 FEET, WITH A RADIUS OF 100.00 FEET; SUBTENDED BY A CHORD OF 51.64 FEET, CHORD BEARING SOUTH 66°52'15.5" EAST TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE LEFT OF 65.15 FEET, WITH A RADIUS OF 50.00 FEET, SUBTENDED BY A CHORD OF 60.63 FEET, CHORD BEARING SOUTH 89°14'00" EAST; THENCE SOUTH 36°33'32" EAST, A DISTANCE OF 335.33 FEET TO THE POINT OF BEGINNING. Property Address: 8012 ROGERS PL, WESLEY CHAPEL, FL 33544

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

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH 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 21 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: _\S\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-361786 - NaC June 30; July 7, 2023 23-01051P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000426 IN RE: ESTATE OF WILLIAM CARTER ALLEN, Deceased.

The administration of the estate of WILLIAM CARTER ALLEN, deceased, whose date of death was December 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's 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 PERIOD 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 30, 2023

MICHAEL SCOTT ALLEN Personal Representative

4423 Wisconsin Avenue Tampa, FL 33616 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com June 30; July 7, 2023 23-01076P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000725 IN RE: ESTATE OF JACK GEORGE LYNN, Deceased.

The administration of the estate of JACK GEORGE LYNN, deceased, whose date of death was December 30, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD 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 30, 2023

JACKIE LYNN Personal Representative

3324 Cantrell Street Holiday, FL 34690 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriversa@hnh-law.com June 30; July 7, 2023 23-01055P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP000616CPAXWS IN RE: ESTATE OF RAYSA WEKSLER, Deceased

The Administration of the estate of RAYSA WEKSLER, Deceased, whose date of death was February 7, 2023 is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 the 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 the Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 30, 2023.

Personal Representative /s/Jorge O. Weksler

Jorge O. Weksler Personal Representative 8530 Great Egret Terrace New Port Richey, Florida 34653 Attorney for Personal Representative /s/ Patricia L. Ferrari Patricia L. Ferrari, Esq. Attorney for Personal Representative Ferrari.attorney@gmail.com Fla. Bar No. 350427 P.O. Box 7037 North Port, Florida 34290 813-597-8348 June 30; July 7, 2023 23-01062P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Terra Bella Community Development District

The Board of Supervisors (the "Board") of the Terra Bella Community Development District (the "District") will hold a public hearing and a meeting on August 1, 2023, at 6:30 p.m. at Terra Bella Community Pool, 2266 Via Bella Blvd., Land O'Lakes, Florida 34639.

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.terrabellacdd.com, 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 table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	FY 2023	FY 2024
Gross Assessment	\$294,569.68	\$306,352.51
Discounts 4%/Collections 2%	\$17,674.18	\$18,381.15
Net to Residential	\$276,895.50	\$287,971.36
No. of Residential Units	253	253
Gross Residential Unit Assessment	\$1,164.31	\$1,210.88

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.

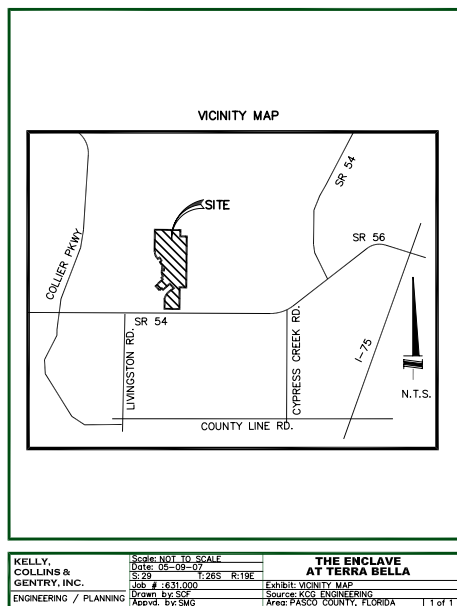
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff 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 {00118803.DOCX/}

TERRA BELLA CDD



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000634 IN RE: ESTATE OF JOHN WILLIAM KING, JR. (a/k/a JOHN W. KING, JR. a/k/a JOHN W. KING), Deceased.

The ancillary administration of the Florida estate of JOHN WILLIAM KING, JR., deceased, whose date of death was April 23, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's 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 30, 2023.

Personal Representative: /s/ Maria C. Walsh

MARIA C. WALSH 119 Grasmere St. Newton, MA 02458 Attorney for Personal Representative: /s/ Mark M. Klym MARK M. KLYM, ESQ. Attorney for Petitioner Florida Bar Number: 0049003 Hahn Loeser & Parks, LLP 5811 Pelican Bay Blvd, Suite 650 Naples, Florida 34108 Telephone: (239) 254-2900 Fax: (239) 592-7716 E-Mail: mklym@hahnlaw.com Secondary: kroot@hahnlaw.com 14468864.v1 June 30; July 7, 2023 23-01063P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000865CPAXWS Division I/J IN RE: ESTATE OF REGINA FELICIANO AKA REGINA M. FELICIANO Deceased.

The administration of the estate of REGINA FELICIANO AKA REGINA M. FELICIANO, deceased, whose date of death was April 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 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 30, 2023.

Personal Representative: JOSE O. FELICIANO

2221 Sugarbush Drive Holiday, Florida 34690 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen.leone@gmail.com June 30; July 7, 2023 23-01075P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP000731CPAXWS Division I/J IN RE: ESTATE OF RICHARD L. HARRELL, JR. Deceased.

The administration of the estate of RICHARD L. HARRELL, JR., deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 30, 2023.

Personal Representative: PAMELA WALLER

14419 Middlefield Lane Odessa, Florida 33556 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com June 30; July 7, 2023 23-01091P

FIRST INSERTION

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

CASE NO.: 2023CA003028 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff, vs. GUSTAVO MUNOZ A/K/A GUSTAVO A. MUNOZ; et al., Defendant(s).

TO: Carmen Suarez Last Known Residence: 3422 Thistle-down Lane Land O Lakes, FL 34638 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 16, BLOCK 15, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 7-31-23, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereaf-

ter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on JUN 27 2023. As Clerk of the Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1694-003B Ref#4675 June 30; July 7, 2023 23-01084P

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

Case #: 2023CA000418CAAXWS DIVISION: J2 Nationstar Mortgage LLC Plaintiff, -vs.-

Unknown Heirs, Devises, Grantees, Assignees, Creditors, Lienors, and Trustees of David Ashley Bengtson a/k/a David A. Bengtson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Amy Rose Olsick a/k/a Amy R. Bengtson; Ashley Marie McAuliffe; Chad David Bengtson; Unknown Spouse of Amy Rose Olsick a/k/a Amy R. Bengtson; Unknown Spouse of Ashley Marie McAuliffe; Unknown Spouse of Chad David Bengtson; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). Defendant(s). TO: Unknown Heirs, Devises, Grantees, Assignees, Creditors, Lienors, and

Trustees of David Ashley Bengtson a/k/a David A. Bengtson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN, Amy Rose Olsick a/k/a Amy R. Bengtson: LAST KNOWN ADDRESS: 22396 Columbus Avenue, Warren, MI 48089 and Unknown Spouse of Amy Rose Olsick a/k/a Amy R. Bengtson: LAST KNOWN ADDRESS: 22396 Columbus Avenue, Warren, MI 48089 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: PARCEL 86 B, LAKEWOOD ACRES SUBDIVISION, UNIT 1, UNRECORDED, AND BEING

FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE GO N 89° 23'40" W ALONG THE N SIDE OF SAID SECTION 5, A DISTANCE OF 945.03 FEET; THENCE DUE SOUTH A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE GO S 89°23'40" E, A DISTANCE OF 95.00 FEET; THENCE S 16°14'32" E, A DISTANCE OF 297.58 FEET TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 16°14'01", A RADIUS OF 456.65 FEET, A CHORD AND CHORD BEARING OF S 65°38'37" W, 128.95 FEET; THENCE GO ALONG THE ARC OF SAID CURVE (CONCAVING TO THE SE) A DISTANCE OF 129.38 FEET TO THE P.T.; THENCE GO NO 29°10'02" W, A DISTANCE OF 299.22 FEET; THENCE N 47°15'42" E, 115.83 FEET TO THE POINT OF BEGINNING. more commonly known as 11821 Lakewood Drive, Hudson, FL 34669. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 7-31-23 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired call 711. WITNESS my hand and seal of this Court on the day of JUN 27 2023. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Patty Hoogewind Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 22-327681 FCO1 CXE June 30; July 7, 2023 23-01081P

FIRST INSERTION

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

CASE NO.: 2023 CA 003595 BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOHN F. WHALEN III A/K/A JOHN F. WHALEN, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate of John F. Whalen III a/k/a John F. Whalen, deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: PARCEL 21: COMMENCE AT THE SE CORNER OF TRACT J, PASCO LAKE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN S 24° 22' 56" W, ALONG THE WESTERLY BOUNDARY OF THE R/W OF THE SEABOARD COAST LINE RAILROAD, 500.95 FEET; THENCE N 65° 37' 04" W, 100.00 FEET, THENCE N 24° 22' 56" E, 250.47 FEET, THENCE S 65° 37' 04" E, 100.00 FEET, THENCE S 24° 22' 56" W, 250.47 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY 25.0 FEET THEREOF.

TOGETHER WITH A 1999 MERT MOBILE HOME WITH VIN # FLHML3B142820040A, TITLE # 82526908, AND VIN # FLHML3B142820040B, TITLE # 82527000

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 7-31-23, 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.

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

Dated on JUN 27 2023. As Clerk of the Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1092-12521B Ref#4665 June 30; July 7, 2023 23-01080P

FIRST INSERTION

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

CASE NO.: 2022CC001896CCAXWS PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs. MEGAN WALLING and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: Megan Walling 5116 Hillside Drive, Lot No. 10 New Port Richey, Florida 34652

YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

5116 Hillside Drive, Lot No. 10, New Port Richey, Florida 34652 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, on or before 07/31/23 A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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

WITNESS Nikki Alvarez-Sowles, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida.

Dated: 06/23/23 NIKKI ALVAREZ-SOWLES, ESQ. Clerk of the Circuit and County Court (SEAL) By: /s/ Brittany Torres As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 June 30; July 7, 14, 21, 2023 23-01072P

FIRST INSERTION

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

CASE NO. 23-CA-002805WS GRAND BLVD LAND TRUST #4116 dated 12/27/2022 Plaintiff, -vs- ROBERT KEOUGH Defendant.

TO: Robert Keough 3055 Sugar Bear Trail Palm Harbor, Florida 34684

YOU ARE NOTIFIED that a partition action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on IVAN LENOIR, ESQ. ATTORNEY FOR THE PLAINTIFF, whose address is 502 North Armenia Avenue, Tampa, Florida 33609 on or before 07/31/2023 and file the original with the clerk of this Court at P.O. Box 989, Tampa, Florida 33601 before service on Plaintiff or immediately thereafter; otherwise a default will be entered against you for relief demanded in the complaint.

Lot 1 and 2, Block 2, DIXIE HIGHWAY SUBDIVISION ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 48 of the public records of Pasco County, Florida

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

Dated: JUN 20 2023 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Brittany Torres Deputy Clerk

IVAN LENOIR, ESQ. ATTORNEY FOR PLAINTIFF 502 North Armenia Avenue, Tampa, Florida 33609 June 30; July 7, 14, 21, 2023 23-01066P

FIRST INSERTION

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

CASE NO.: 2023CC001626CCAXWS PACIFICA IMPERIAL MHP, LLC, Plaintiff, vs. KIMBERLY DAWN SMITH, CHRISTOPHER GREGORY HAYMAN, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

TO: Kimberly Dawn Smith 5107 Hillside Drive Lot No. 17 New Port Richey, Florida 34652 Christopher Gregory Hayman 5107 Hillside Drive Lot No. 17 New Port Richey, Florida 34652

YOU ARE NOTIFIED that an action for Money Damages as to that certain single-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

5107 Hillside Drive, Lot No. 17, New Port Richey, Florida 34652 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, on or before 07/31/23 A DATE WHICH IS WITHIN 30 DAYS OF 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 or petition.

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

WITNESS Nikki Alvarez-Sowles, Esq., as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pasco County, Florida.

Dated: JUN 20 2023 NIKKI ALVAREZ-SOWLES, ESQ. Clerk of the Circuit and County Court (SEAL) By: /s/ Brittany Torres As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 June 30; July 7, 14, 21, 2023 23-01067P

FIRST INSERTION

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

CASE NO.: 2023CA003002CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS, et al, Defendant(s). TO: JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS Last Known Address: 5145 MANOR DR NEW PORT RICHEY, FL 34652 Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy on or before 07/31/23, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Com-

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

**See the 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 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.

WITNESS my hand and the seal of this court on this day of JUN 20 2023.

Clerk of the Circuit Court (SEAL) By: /s/ Brittany Torres Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 22-001432 June 30; July 7, 2023 23-01048P

FIRST INSERTION

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

CASE NO.: 51-2023-CA-003170-CAAX-WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. APRIL GILBREATH, et al., Defendants.

TO: APRIL GILBREATH Current Residence: 8724 WOODCREST DR, PORT RICHEY, FL 34668 UNKNOWN TENANT Current Residence: 8724 WOODCREST DR, PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF APRIL GILBREATH Current Residence: 8724 WOODCREST DR, PORT RICHEY, FL 34668

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

LOT 149 LESS NORHT 5 FT, DRIFTWOOD VILLAGE, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 99-101, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 07/31/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-

NESS 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.

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.

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

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By /s/ Brittany Torres As Deputy Clerk

De Cubas & Lewis, P.A. PO BOX 5026, CORAL SPRINGS, FL 33310 23-00887 June 30; July 7, 2023 23-01065P

OFFICIAL COURTHOUSE WEBSITES manateeclerk.com leeclerk.org pinellasclerk.org sarasotaclerk.com collierclerk.com polkcountyclerk.net charlotteclerk.com hillsclerk.com myorangeclerk.com pascoclerk.com

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2022CA000217CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2,** Plaintiff, vs.

JOSEPH MICHAEL DOYNE A/K/A JOSEPH DOYNE A/K/A JOSEPH M. DOYNE, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 24, 2023, and entered in Case No. 2022CA000217CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, is Plaintiff and JOSEPH

MICHAEL DOYNE A/K/A JOSEPH DOYNE A/K/A JOSEPH M. DOYNE; UNKNOWN BENEFICIARIES OF THE ALAN JON WHITE JR TRUST A TRUE PURE IRRECOVABLE TRUST; ALAN JON WHITE, JR. AS TRUSTEE OF ALAN JON WHITE JR TRUST A TRUE PURE IRRECOVABLE TRUST, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO County, Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 24TH day of JULY, 2023, the following described property as set forth in said Final Judgment, to wit:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, RUN NORTH 88° 27' WEST, 723.30 FEET; RUN THENCE NORTH 31° 18, 5' EAST, 4.91 FEET; RUN THENCE NORTH 69° 37, 5'

WEST, 94.34 FEET, PARALLEL TO AND 25.0 FEET SOUTHERLY FROM THE CENTER LINE OF PAVEMENT OF THE COUNTY ROAD; RUN THENCE NORTH 62° 13, 5' WEST, 539.32 FEET, PARALLEL TO AND 25.0 FEET SOUTHERLY FROM THE CENTERLINE OF PAVEMENT OF THE COUNTY ROAD TO A POINT OF BEGINNING: FROM SAID POINT OF BEGINNING, RUN SOUTH 34° 49, 3' WEST, 219.37 FEET TO AN IRON PINE LINE-MARKER; CONTINUE ON SAME COURSE (S. 34° 49, 3' W.) APPROXIMATELY 47 FEET TO THE SHORE OF LAKE HOLLY AND 50.0 FEET FURTHER INTO LAKE HOLLY TO A POINT HEREBY DESIGNATED "X" BEGINNING AGAIN AT THE POINT OF BEGINNING, RUN NORTH 64° 51, 1 WEST, 125.0 FEET, ALONG A LINE PARALLEL TO AND 25.0 FEET SOUTHERLY FROM THE CENTERLINE OF PAVEMENT OF THE COUNTY ROAD, RUN THENCE NORTH

64° 53, 5' WEST, 10.02 FEET ALONG A LINE PARALLEL TO AND 25.0 FEET SOUTHERLY FROM THE CENTERLINE OF PAVEMENT OF THE COUNTY ROAD; RUN THENCE SOUTH 28° 19, 7' WEST, 211. 45 FEET TO A POINT; CONTINUE ON SAME COURSE (S. 28° 19, 7' W.) APPROXIMATELY 54 FEET TO THE SHORE OF LAKE HOLLY AND 50.0 FEET FURTHER INTO LAKE HOLLY; RUN THENCE SOUTHEASTERLY TO ABOVE NAMED POINT "X".

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

than 7 days; if you are hearing or voice impaired, call 711."

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), o Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center kòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Pasco la

ki nan 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), ou Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

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.

VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Bar Number: 391832
Email: Tvanness@vanlawfl.com
PHH16644-21/sap
June 30; July 7, 2023 23-01061P

FIRST INSERTION

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

CASE NO. 2019CA002908CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. **THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 01, 2021, and entered in 2019CA002908CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and WALESKA SANTIAGO A/K/A WALESKA GONZALEZ MONTIJO; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED; BEACON WOODS CIVIC ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 31, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1594 BEACON WOODS, VILLAGE 11-B PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 14, PAGE 129 THROUGH 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12107 MEADOWBROOK LN, HUDSON, FL 34667

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 26 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
19-363435 - GrS
June 30; July 7, 2023 23-01083P

FIRST INSERTION

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

CASE NO. 2022CA001962CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. **EDWARD WOODARD, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 14, 2023, and entered in 2022CA001962CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and EDWARD WOODARD; DONNA WOODARD; WELLS FARGO BANK, N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 02, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOTS 19 AND 20, BLOCK 113, CITY OF ZEPHYRHILLS, AS PER PLAT OF THE TOWN OF ZEPHYRHILLS THEREOF, RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5606 17TH ST, ZEPHYRHILLS, FL 33542
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 22 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-049938 - NaC
June 30; July 7, 2023 23-01068P

FIRST INSERTION

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

CASE NO. 2018CA000407CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. **LEONARD PATRICK HILL AND TRACY ANN HILL, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 18, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1824 WINDSLOE DRIVE, TRINITY, FL 34655

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 22 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
17-122909 - EuE
June 30; July 7, 2023 23-01070P

FIRST INSERTION

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

CASE NO. 2023CA000230CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff,

vs. **PATRICIA MONTEMURNO A/K/A PATRICIA M MONTEMURNO, et al.** Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 12, 2023, and entered in 2023CA000230CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and PATRICIA MONTEMURNO A/K/A PATRICIA M MONTEMURNO; PAUL M. MONTEMURNO; MARKET STREET MORTGAGE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 18, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7036 MAID-

STONE CT, NEW PORT RICHEY, FL 34653

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 22 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-076908 - MaM
June 30; July 7, 2023 23-01069P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.: 2023-CA-000338 U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR TO LASALLE BANK NA, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE8, ASSETBACKED CERTIFICATES, SERIES 2004-HE8,** Plaintiff, v.

LISA STOUT, et al; Defendants.

TO: LISA STOUT
LAST KNOWN ADDRESSES:
9136 HERMITAGE LANE
PORT RICHEY, FL 34668

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

LOT 1989, REGENCY PARK, UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 7-9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Commonly known as: 9136 Hermitage Lane, Port Richey, FL 34668

has been filed against you and you are required to serve a copy of your written defenses to it, if any, on McGlinchey Stafford, Plaintiff's attorney, whose address is , on or Before 07/31/23 and file the original with 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.

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.

This notice shall be published once each week for two consecutive weeks in BUSINESS OBSERVER, Pasco County.

DATED this day of JUN 16 2023.
Nichole "Nikki" Alvarez-Sowles
Clerk of Court
Pasco County, Florida
(SEAL) By: /s/ Brittany Torres
Deputy Clerk

Allen S. Katz, Esq.
MCGLINCHEY STAFFORD
101 NE 3rd Avenue,
Suite 1810,
Fort Lauderdale, Florida, 33301
Primary E-Mail:
akatz@mcglinchey.com
Secondary E-Mail:
alozada@mcglinchey.com
Co-Counsel for Plaintiff
June 30; July 7, 2023 23-01047P

FIRST INSERTION

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

CASE NO.: 2021 CA 002971 WS PLANET HOME LENDING, LLC, Plaintiff, v.

CATHERINE ANDREWS, et al, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated June 13, 2023, issued in and for Pasco County, Florida, in Case No. 2021 CA 002971 WS, wherein PLANET HOME LENDING, LLC is the Plaintiff, and CATHERINE ANDREWS, THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY W. ANDREWS, COURTNEY MICHELLE ANDREWS, HARRY RYAN ANDREWS, A LEGALLY MENTALLY INCAPACITATED INDIVIDUAL, IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, CATHERINE ANDREWS, THE CLERK OF THE COURTS FOR PASCO COUNTY, FLORIDA AND UNKNOWN TENANT #1 N/K/A TAYLOR MCGLYNN are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 14, 2023, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 31, 32 AND 33, BLOCK 186, MOON LAKE ESTATES, UNIT ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 141,

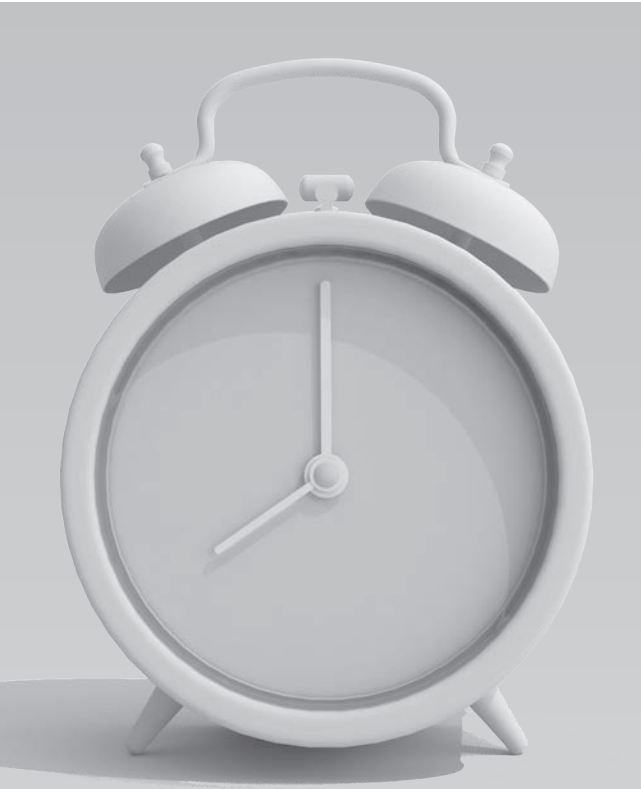
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1997 OAKK 56' MOBILE HOME VIN NUMBERS: GAFLT34A245490K21 AND GAFLT34B245490K21 AND TITLE NUMBERS 73043779 AND 73043777.

Property Address: 10048 Marley Avenue, New Port Richey, FL 34654

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: This 21st day of June, 2023.
Respectfully submitted,
HOWARD LAW GROUP
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew B. Klein
June 30; July 7, 2023 23-01052P



SAVE TIME



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legal@businessobserverfl.com

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11/20/2006_3/20

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022 CA 001916-WS LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING -- NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, VS. GARRETT D. HANK; et al., Defendant(s).

TO: Garrett D. Hank
Last Known Residence: 8540 Corinthian Way New Port Richey, FL 34654
TO: Unknown Spouse of Garrett D. Hank
Last Known Residence: 8540 Corinthian Way New Port Richey, FL 34654
TO: Unknown Tenant #1
Last Known Residence: 8540 Corinthian Way New Port Richey, FL 34654
TO: Unknown Tenant #2
Last Known Residence: 8540 Corinthian Way New Port Richey, FL 34654

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 11, LEXINGTON COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE(S) 117 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on

or before 7-31-23, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on JUN 22 2023.

As Clerk of the Court (SEAL) By: /s/Patty Hoogewind As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1184-1495B
Ref#4651
June 30; July 7, 2023 23-01060P

SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION TO TERMINATE PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO: 2023-DR-0646-ES
IN RE: The Interest of A.D.T., a minor child

TO: LIZETH PEREZ
4515 Triana Blvd SW Apt A
Huntsville, Alabama 35805

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

you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Petition to Terminate Parental Rights.

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

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

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

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

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

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

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

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

PARCEL NO. 1
PARCEL ID#16-25-17-0090-14300-0380
NON HOMESTEAD PROPERTY
FOR THE FOLLOWING LAND LYING IN AND SITUATED IN PASCO COUNTY, FLORIDA

LOTS 38 AND 39, BLOCK 143, MOON LAKE ESTATES UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 101-102, PUBLIC RECORDS, PASCO COUNTY, FLORIDA. ALSO KNOWN AS 10226 MARKHAM STREET, NEW PORT RICHEY, FL 34654

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

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

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

23-00916P

SECOND INSERTION

NOTICE OF ACTION - 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, GRANTEEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

UNIT 214, BUILDING 7, TUSCANO AT SUNCOAST CROSSING, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOM AND CONDOMINIUM PLAT BOOK 6, PAGE 107, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF PASCO COUNTY FLORIDA. TOGETHER WITH UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. WHICH CURRENT-

LY HAS THE ADDRESS OF 1600 VILLA CAPRI CIR #214, ODESSA, FLORIDA 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 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 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

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
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and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

11/20/2006_3/20

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000063TDAXXX

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

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

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

Name(s) in which assessed:
JACK JEFFERY DAVENPORT

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

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

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00980P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000060TDAXXX

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

Certificate #: 1906449
Year of Issuance: 06/01/2020

Description of Property:
21-25-17-0150-20000-0270
MOON LAKE ESTATES UNIT
15 PB 6 PGS 65A-68 LOTS 27 & 28
BLOCK 200

Name(s) in which assessed:
LASITA KNOX

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

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

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00977P

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000057TDAXXX

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

Certificate #: 1918725
Year of Issuance: 06/01/2020

Description of Property:
31-26-16-0160-00000-0450
BUENA VISTA FIRST
ADDITION PB 4 PG 105 LOT
45 OR 5602 PG 1024

Name(s) in which assessed:
ESTATE OF BRADLEY D
SIMMONS

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

23-00975P

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000062TDAXXX

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 #: 1900413
Year of Issuance: 06/01/2020

Description of Property:
27-23-21-0100-00B00-0150
TRILBY MANOR NO 1 PB 7 PG
150 LOT 15 BLK B

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

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

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

May 31, 2023

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

June 16, 23, 30; July 7, 2023

23-00979P

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000019TDAXXX

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

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

Description of Property:
26-24-21-0050-00500-0050
BURNETT PLACE ADDITION TO DADE CITY 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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 #: 1910447
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

THIRD INSERTION

Notice of Application for Tax Deed 2023XX000056TDAXXX

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

Certificate #: 1900631
Year of Issuance: 06/01/2020

Description of Property:
22-24-21-0030-01600-0150
LAKE GEORGE PARK PB 4 PG 32 LOTS 15 & 16 BLK 16 OR 1431 PG 384 & OR 8149 PG 1787

Name(s) in which assessed:
CORRINE C DEBLOSE TRUST
SANDRA CHAMBLEE TRUSTEE
THE CORRINE C DEBLOSE TRUST DATED 28 JULY 2009
CORRINE C DEBLOSE TRUSTEE DECEASED
SANDRA CHAMBLEE SUCCESSOR TRUSTEE

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

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

May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00974P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

SECOND 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

SECOND 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@taylorenghish.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 TIME 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.

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.

SECOND 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

SECOND 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.

Personal 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23-CP-000664
IN RE: ESTATE OF
DELICIA MARIE BERNIER
Deceased.

The administration of the Estate of Delicia Marie Bernier, deceased, whose date of death was November 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. 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:
Patricia Coya

4517 Clarkwood Court
Land O'Lakes, Florida 34639
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
June 23, 30, 2023 23-01023P

SECOND 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.

Personal Representative:
Jean 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

FOURTH INSERTION

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2022-DR-6467-ES
Division: K

IN RE: The Name Change of a Minor Child DEBORAH BRATZ and MIH-CAEL BRATZ, Petitioners.
TO: MARK JOSEPH TARLOWSKI
402 Adams Avenue Apt. F
Cape Canaveral, Florida 32920-2836

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

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

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

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

456 Sylvris 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:
jhermy@plglawyer.com
June 23, 30, 2023 23-01032P

THIRD INSERTION

NOTICE OF ACTION FOR
Dissolution of Marriage
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.:
512023DR003162DRAXES
Division: L

BENNY DIAZ,
Petitioner, and
SANDIE DIAZ,
Respondent

TO: SANDIE DIAZ
YOU ARE NOTIFIED that an action for *Dissolution of Marriage* has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Petitioner, BENNY DIAZ, 6330 Madison Street, New Port Richey, Florida 34652 on or before 07-17-2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED: June 12, 2023
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Beth Bray
(Deputy Clerk)
June 16, 23, 30; July 7, 2023 23-00990P

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
FLORIDA DIVISION
IN RE: TRANZOW REVOCABLE
LIVING TRUST
DATED MARCH 5, 2018

The administration of Jerald K. Tranzow, one of the Settlers in the Tranzow Revocable Living Trust Dated March 5, 2018, who died on May 24, 2023 is pending. The name and address of the surviving Settlor is set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's trust on whom a copy of this notice is required to be served must file their claims with the surviving Settlor 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 trust must file their claims with the surviving Settlor 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 the first publication of this notice is June 23, 2023.

**Ann D. Tranzow,
Surviving Settlor**

8667 Washington Woods Drive
Washington, MI 48094
June 23, 30, 2023 23-01017P

SECOND 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@siegcoolelaw.com
Secondary E-Mail:
eservice@siegcoolelaw.com
June 23, 30, 2023 23-01027P

SECOND 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

SECOND 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 unmatured, 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 unmatured, 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 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

SECOND 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: mmg@archbold.law
June 23, 30, 2023 23-01012P

SECOND 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

THIRD 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 who 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. 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

SECOND INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2022CA000452CAAXWS

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff,
vs.
DEANNA WYNEGAR; HERB RO-
BIDEAU; 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 PREMESIS

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

SECOND 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,
GRANTEES, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO.: 2021CA001708CAAXES

THE BANK OF NEW YORK
MELLON TRUST COMPANY N.A.
AS SUCCESSOR IN INTEREST TO
ALL PERMITTED SUCCESSORS
AND ASSIGNS OF BANK ONE,
NATIONAL ASSOCIATION AS
TRUSTEE, OF THE GREENPOINT
MANUFACTURED HOUSING
CONTRACT TRUST, PASS-
THROUGH CERTIFICATES,
SERIES 2000-3,
Plaintiff, v.
EDWIN M. BROCK, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 5, 2023 entered in Civil Case No. 2021CA001708CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-3, Plaintiff and EDWIN M. BROCK; GLEN A. BROCK; ELIZABETH L. BROCK; CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; UNKNOWN TENANT #1, are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on August 7, 2023 the following described property as set forth in said Final

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

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:
fltrialprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M2000235-JMV
June 23, 30, 2023 23-01010P

SECOND 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

SECOND INSERTION

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

SECOND 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 the 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

SECOND 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

SECOND 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, GRANTEES, 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

SECOND 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, GRANTEES, 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

SAVE TIME



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

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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