PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a public hearing on August 2, 2023 at 6:30 p.m. at Hampton Inn and Suites, 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.bridgewaterofwesleychapelcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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.

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.

Tish Dobson
District Manager

July 7, 14, 2023 23-01100P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 872435 from PTC Boyette, LLC, 400 Crown Oak Centre Drive, Longwood, FL 32750. Application received: 7/5/2023. Proposed activity: Commercial Subdivision. Project name: Pasco Town Center Phase 1 Mass Grading Modification. Project size: 453.53 acres Location: Section(s) 8, 9,16, 17 Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously approved project, which has an active ERP No. 43046713.000.

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

July 7, 2023 23-01120P

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 the 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. 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.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 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

July 7, 2023 23-01101P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, July 25, 2023, for United Self Mini Storage – Tarpon at www.StorageTreasures.com bidding to begin on-line July 14, 2023, at 6:00am and ending July 25, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kalliopi Lempidakis	193
Jayme Wells	21

July 7, 14, 2023 23-01136P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, July 25, 2023, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line July 14, 2023, at 6:00am and ending July 25, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Christopher Garcia II	I008
Danielle Bates	I312
Jacqueline M. Shannon	I201

July 7, 14, 2023 23-01137P

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Asturia Community Development District ("District") will hold a public hearing on July 25, 2023 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.asturiacdd.org/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff 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.

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.

District Manager

July 7, 2023 23-01118P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, July 18, 2023, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

Jordan Lansford, District Manager
Governmental Management Services – Tampa, LLC

July 7, 2023 23-01098P

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 Chans Cleaning Company located at 4210 Athens Ave, in the County of Pasco, in the City of New port Richey, Florida 34652 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 29th day of June, 2023.

Chandler Fahr

July 7, 2023 23-01103P

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 Smart Edge Painting located at 11730 Lakeview Dr, in the County of Pasco, in the City of New Port Richey, Florida 34654 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 30th day of June, 2023.

M & J'S AQUA & LANDSCAPE SERVICES LLC

July 7, 2023 23-01112P

FIRST INSERTION

Notice is hereby given that GOENETT C JERRY, OWNER, desiring to engage in business under the fictitious name of FIL-AM POOL CLEANING located at 9431 SHAMOKIN LN, PORT RICHEY, FLORIDA 34668 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.

July 7, 2023 23-01122P

FIRST INSERTION

Notice is hereby given that IDRIPFLORIDA LLC, OWNER, desiring to engage in business under the fictitious name of ACTIVE HEALTH AND WELLNESS located at 4306 PINEFIELD AVE, HOLIDAY, FLORIDA 34691 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.

July 7, 2023 23-01123P

FIRST INSERTION

Notice Is Hereby Given that Community Hospital Family Practice, LLC, 13740 Office Park Court, Ste B, Hudson, FL 34667, desiring to engage in business under the fictitious name of HCA Florida Bayonet Point Internal Medicine, with its principal place of business in the State of Florida in the County of Pinellas, will file an Application for Registration of Fictitious Name with the Florida Department of State.

July 7, 2023 23-01113P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022CA000607CAAXWS
BANK OF AMERICA, N.A., Plaintiff, vs.
IVAN CANO; PARK LAKE ESTATES CIVIC ASSOCIATION, INC.; WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 21, 2023, and entered in Case No. 2022CA-000607CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. BANK OF AMERICA, N.A. (hereafter "Plaintiff"), is Plaintiff and IVAN CANO; CINTHIA CANO; PARK LAKE ESTATES CIVIC ASSOCIATION, INC.; WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT1; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 25TH day of JULY, 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 19, PARK LAKE ESTATES UNIT FIVE-B PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 51 AND 53, 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 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 discapacitación del oído o de la voz, llame al 711."

"Si ou se yon 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 kòòdonatè 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 resevwa 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, PLC
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
CR17067-22/sap

July 7, 14, 2023 23-01097P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on July 26th, 2023 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B148	Larry Johnson
B200	Adrian Van Bemden
B204	Kirly Mejia
B215	Emily Blevins
B241	Amy Jo Mimm
B340	Haley Adkins
B372	Paolo Veneziano
B374	Richard Jerard
B427	Stevan Keith
B475	Bebna Vasquez
H5AC	Martin Book
R103	Melo Raymundo
R106	Franklin Higgins
D522AC	Barbara Francis

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

E5	James Moore
B33	Miguel Ortiz Morales
B41	Cameron Boone
C88	Kayla Scozzafava
F20	Christina Miller
F59	Blaine Watkins
C209	Jennifer Elliott
C245	Barbara Dianne Guy
F226	Frank Pascale Jr.

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

B2	Pamela Korody
B8	Lory Chapman
C5	Eunice Black
D8	Omar Estrada
H2	Eugene Shell
A65	Lory Chapman
C12	Evan Lee
C28	Patricia Perkins
C46	Kayla Ankers
J10	Eugene Shell
G51AC	Terri Plant
G84AC	Roxanne Fortune

July 7, 14, 2023 23-01128P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000544
IN RE: ESTATE OF FABIOLA PIZARRO, Deceased.

The administration of the estate of Fabiola Pizarro, deceased, whose date of death was April 15, 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 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 July 7, 2023.

Personal Representative:
/s/ Leonor Celis
Leonor Celis
8608 Eagle Brook Drive
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
/s/ Linda S. Faingold
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

July 7, 14, 2023 23-01111P

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

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch Community Development District

The Board of Supervisors (the "Board") of the Epperson Ranch Community Development District (the "District") will hold a public hearing and a meeting on Thursday August 3, 2023, at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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 https://www.eppersonranchcdd.org/, or may be obtained by contacting the District Manager's office via email at rlotito@vestapropertyservices.com or via phone at (321) 263-0132, extension 747.

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.

Unit Type	Units	ERU	Gross Assmt. Per Unit
<=49'	249	0.82	$1,260.55
50' to 59'	430	1.00	$1,537.26
60' to 69'	232	1.18	$1,813.96
>=70'	52	1.36	$2,090.67

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.

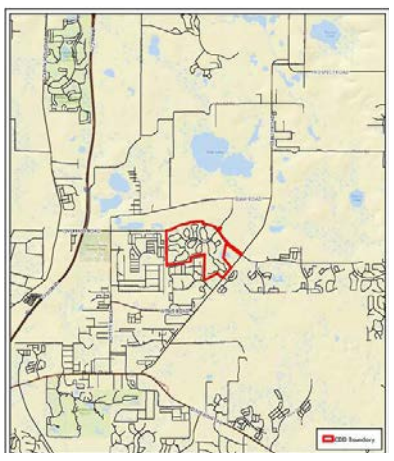
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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. The public may attend the meeting at the Hilton or by conference line. Please check the District's website at https://www.eppersonranchcdd.org/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

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.

Raymond Lotito
District Manager



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4860-6632-6892, v. 1

July 7, 2023 23-01108P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2019CA003241
UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII,
Plaintiff, vs.
ANTHONY KOBIEC; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on May 17, 2023 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on AUGUST 7, 2023 at 11:00 AM EST, offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.pasco.realforeclose.com/ the following described property situated in Pasco County, Florida:

THE WEST 1/2 TRACT 57, IN SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 35 FEET OF THE EAST 1/2 OF TRACT 57 AND THE NORTH 35 FEET OF TRACT 58, SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 2000 REDMAN MOBILE HOME, ID NUMBERS FLA14615322 A/B.

Property Address: 8535 23rd Street, Zephyrhills, FL 33540

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

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

Dated: June 29, 2023
/s/ Audrey J. Dixon
Audrey J. Dixon, Esq.
Florida Bar No. 39288
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (404) 474-7149
Email: adixon@mtglaw.com
E-Service: servicefl@mtglaw.com

July 7, 14, 2023 23-01107P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 23, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1023 - Mccullen, Richard; 1089 - Jr, Wagner Lima; 1139 - Baker, Anita; 1165 - Fisher, Paige; 1176 - Verdejo, Zulmarie; 1183 - Furchak, Dana; 2004 - Atwater, Rosemary; 2016 - Mason, Melissa; 2018 - Carswell, Matthew; 2020 - Green, Nikki; 2021 - Ruyle, Sandra; 2029 - Woodson, Farrah; 2062 - Rivera, Karl; 2065 - Granberry, Quincy; 2066 - Vause, Tara; 2068 - Keammerer, Joseph; 2149 - Cotman, Reginal; 2150 - Jones, Miki; 2172 - Stutzman, Gregg; 2173 - Divorl, Elizabeth; 2216 - Paine, Jennifer; 2258 - neese, jonah; 3011 - Steed, Magne; 3051 - Ruyle, Sandra; 3086 - Reynolds, Jacob; 3109 - Meyers, Kathleen; 3112 - Estrada, Luz; 3133 - Norals, Crystal; 3136 - Gass, Kecia; 3137 - York, Matthew; 3191 - Green, Brian; 3245 - Davis, James; 3261 - Dove, Chelsea; 3264 - Emery-Amorino, Rhonda; 3277 - Porter, Chelsea; 3299 - Rivera, Liliana

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
0A126 - Sotomayor-Bashaw, Akira; 0A178 - atwood, elreatha; 0A219 - Tucker, Erica; 0C016 - Beall, Korey; 0E009 - Fann, Jennifer; 0E016 - Ruch, James; 0E117 - Youngman, Violet; 0E127 - Dominguez, Deborah; 0E178 - Tuohy, Margaret; 0E226 - Cratty, Alexus; 0E228 - Rivera, Hugo

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
A0058 - Clower, Lexus; C1028 - Townsend, Sharee; C2012 - Santiago, Samantha; D0004 - Danser, Bryun; E1116 - Clower, Lexus; E1162 - Sutton, william; E1174 - Jaquez, Desi; E1213 - RUMPH, MARZETTE; E1218 - Franek, Derek; E2239 - Cortes, Jullissa; E2273 - Shihadeh, Michael David; E2361 - Coleman, Lillian

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
11008 - Newman, Christine; 11019 - Washington, Gregory; 11041 - Andrews, Julie; 11068 - Shelton, Walter; 11069 - Radley, Peter; 11129 - Cook, Callie; 11164 - reeves, Amber; 11207 - Evans, Lillian; 11225 - Rodriguez, Anthony; 11257 - Rumph, Callie; 11279 - ball, Robert; 11293 - Gardner, Rico S; 12035 - Rumph, Callie; 12043 - Ford, Keaton; 12044 - collins, Courtney; 12069 - Perz, Jamie; 12121 - Brandon, Victor; 12124 - Morgan, Chenette; 12227 - Mcdermott, Jeremy; 12291 - Radley, Peter; 13057 - ANIER, ALYN; 13106 - steven, tamara; 13133 - fontenot, savana; 13145 - Santacroce, Nick; 13151 - Myers, Tamara; 13206 - Shannon, Aaron; 13331 - Rumph, Callie; 3114 - lambert, Justin; 3133 - Manfredonia, Stacy; 3183 - Simmons, Angela; 3355 - White, Felicia; 3421 - Matheu, Linda; 3490 - Duran, Luis; 3524 - shaw, Luther; B103 - Graham, Eunique; B112 - pinzaru, Joshua; B210 - Brazill, Katelynn; D229 - Windham, Scott; D231 - Davis, Bethany; D329 - Kunkel, Aaron

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1705 - Martin, William; 2312 - Olivas, Jose; 2316 - Ortiz, Jose

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
010 - Baker, Tiffany; 018 - Boliing, Linda; 039 - Esposito, Michael; 117 - Nance, jennifer; 194 - Chyben, John; 303 - John Harris Electric Harris, John; 355 - Kalorides, eleftheria; 376B - mohler, eduardo; 464 - Maxwell, Taja; 466 - Shapiro, David; 517 - Wojcik, Andrew; 522 - Mejia, Luis

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

July 7, 14, 2023 23-01121P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH 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 Preserve at South Branch Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 1, 2023
HOUR: 6:00 p.m.
LOCATION: Residence Inn
2101 Northpoint Parkway
Lutz, Florida 33558

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 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.

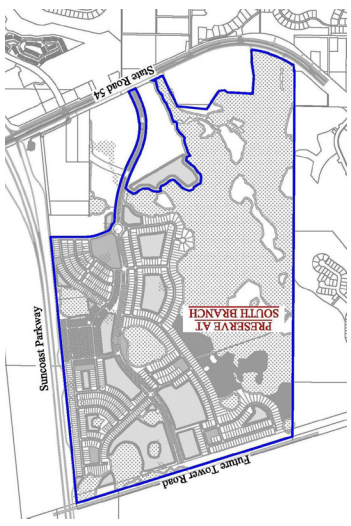
Description of Assessments

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. 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)
Townhome	248	0.4	$484
40' Single Family	375	0.8	$968
50' Single Family	409	1.0	$1,210
60' Single Family	1	1.2	$1,452

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 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 all benefitted property. 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 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("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. 4860-8905-3798.1 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

4860-8905-3798.1
July 7, 2023 23-01099P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson North Community Development District

The Board of Supervisors (the "**Board**") of the Epperson North Community Development District (the "**District**") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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.eppersonnorthcdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

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.

Lot Width	Units	Assigned ERU	Net Assmt/ Unit	Gross Assmt/Unit	Total Gross Assmt
26'	164	0.52	$475	$505	$82,812
40'	514	0.80	$730	$777	$399,302
50'	739	1.00	$913	$971	$717,617
60'	231	1.20	$1,095	$1,165	$269,179
70'	63	1.40	$1,278	$1,359	$85,648
75'	68	1.50	$1,369	$1,457	$99,049
85'	12	1.70	$1,552	$1,651	$19,810
Total	**1,791**				**$1,673,418**

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.

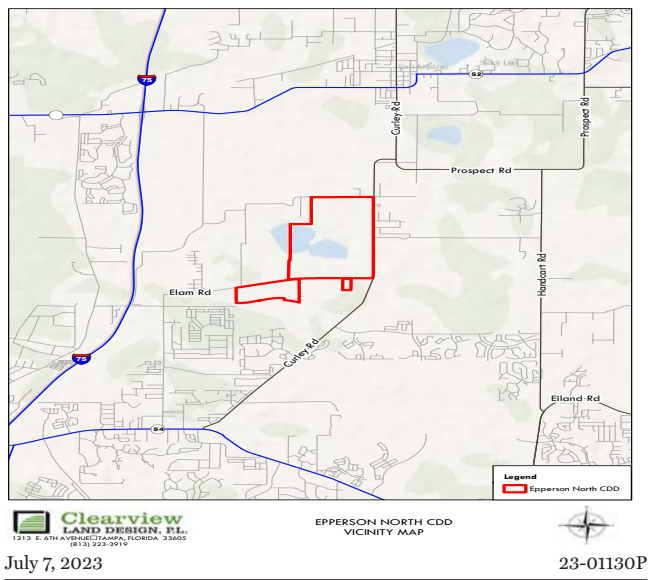
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Heather Dilley
District Manager



July 7, 2023 23-01130P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Lakes Community Development District

The Board of Supervisors (the **"Board"**) of the Zephyr Lakes Community Development District (the **"District"**) will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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.zephyrlakescdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at (813) 565-4663.

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.

Lot Width	Units	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
TH	54	0.45	$562.00	$30,348	$597.87	$32,285
40'	70	0.80	$999.11	$69,938	$1,062.88	$74,402
50'	464	1.00	$1,248.89	$579,485	$1,328.60	$616,472
Total	**588**			**$679,771**		**$723,159**

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.

Heather Dilley
District Manager

July 7, 2023 23-01134P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of The Preserve at Wilderness Lake Community Development District

The Board of Supervisors (the "Board") of The Preserve at Wilderness Lake Community Development District (the "District") will hold a public hearing and a meeting on August 2, 2023, at 6:30 p.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O'Lakes, Florida 34637.

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 https://www.wildernesslakecdd.org/, or may be obtained by contacting the District Manager's office via email at tdobson@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 285.

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.

UNIT TYPE	ERU FACTOR	UNIT COUNT	O&M ASSMT.
Villa	0.8	92	$1,254.66
Single Family 40'	1	203	$1,568.33
Single Family 50' & 52'	1.25	288	$1,960.41
Single Family 65'	1.6	156	$2,509.32
Single Family 75'	1.8	124	$2,822.99
Single Family 90'	2.25	84	$3,528.73
Single Family 90' Plus	2.8	1	$4,391.31
Commercial	1.5	10.29	$2,352.49

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.

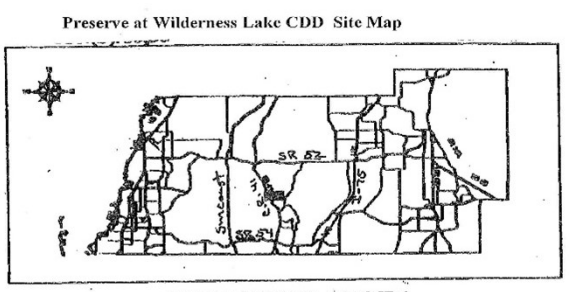
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Preserve at Wilderness Lake CDD Site Map



Tish Dobson
District Manager

Run Date: July 7, 2023 23-01129P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-0640-CPAXES
IN RE: ESTATE OF
POLICARPO DE JESUS
Deceased.

The administration of the estate of POLICARPO De JESUS, deceased, whose date of death was July 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, 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 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 July 7, 2023.

Personal Representative:
Spiro J. Verras
Spiro J. Verras, Esq.
Attorney
Florida Bar Number: 479240
Verras Law, P.A.
31640 U.S. Highway 19 N., Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
E-Mail: spiro@verras-law.com
Secondary E-Mail:
contact@verras-law.com
July 7, 14, 2023 23-01102P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000848CPAXES
IN RE: ESTATE OF
JANET ANN ROBERTS,
Deceased.

The administration of the estate of JANET ANN ROBERTS, deceased, whose date of death was January 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. 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 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: July 7, 2023

CLARENCE JOSEPH ROBERTS
Personal Representative
13107 Cleghorn Drive
San Antonio, FL 33576
ROBERT D. HINES
Florida Bar No. 0413550
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Personal Representative
Hines Norman Hines, PL
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
mrobinson@hnh-law.com
July 7, 14, 2023 23-01110P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001040CPAXES
IN RE: ESTATE OF
STEVEN FREDERICK
ALTHEIMER,
Deceased.

The administration of the estate of STEVEN FREDERICK ALTHEIMER, deceased, whose date of death was April 26, 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 July 7, 2023.

PERSONAL REPRESENTATIVE
/s/ Lee Rosenbaum
LEE ROSENBAUM
GUNSTER, YOAKLEY
& STEWART, P.A.
Attorneys for Personal Representative
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Tel. (813) 222-6614
Fax (813) 314-6914
By: /s/ Debra L Boje
DEBRA L. BOJE, ESQ.
Florida Bar No. 0949604
dboje@gunster.com
Secondary Email Addresses:
jreynolds@gunster.com
eservice@gunster.com
July 7, 14, 2023 23-01114P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000504CPAXES
IN RE: ESTATE OF
KATHLEEN ANNE GROSS A/K/A
KATHLEEN A. GROSS
Deceased.

The administration of the estate of KATHLEEN ANNE GROSS a/k/a KATHLEEN A. GROSS, deceased, whose date of death was July 20, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, 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 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 July 7, 2023.

Personal Representative:
JOHN MICHAEL QUEENAN
35 High Ridge Road
Redding, Connecticut 06896
Attorney for Personal Representative:
DANIEL DE PAZ
Attorney
Florida Bar Number: 108866
136 4th St. N.
Suite 2213
St. Petersburg, Florida 33701
Telephone: (813) 725-2242
Fax: (813) 575-0255
E-Mail: daniel@depaz.law
Secondary E-Mail: kelly@depaz.law
July 7, 14, 2023 23-01116P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 51-2023-CA-000357-CAAX-WS
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST,
Plaintiff, vs.
WILLIAM S. WRUBEL; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS (COMMUNITY DEVELOPMENT DEPARTMENT); UNKNOWN SPOUSE OF WILLIAM S. WRUBEL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 26th day of June 2023, and entered in Case No. 51-2023-CA-000357-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM S. WRUBEL PASCO COUNTY BOARD OF COUNTY COMMISSIONERS (COMMUNITY DEVELOPMENT DEPARTMENT) BRIAN WILLIAM WRUBEL; and MICHAEL HAROLD WRUBEL 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 27th 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:

LOT 110, LAKEWOOD ESTATES, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 142 AND 143, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 5th day of July 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
22-01456
July 7, 14, 2023 23-01127P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CA001992CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W3,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BARBARA MCNALLY; JAMES MCNALLY, JR. A/K/A JAMES MCNALLY; MATTHEW MCNALLY; 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 or Final Judgment. Final Judgment was awarded on June 21, 2023 in Civil Case No. 2021CA001992CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W3 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BARBARA MCNALLY; JAMES MCNALLY, JR. A/K/A JAMES MCNALLY; MATTHEW MCNALLY; 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 27, 2023 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 45, COVENTRY UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 79 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 29 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: 2023.06.29 14:33:58
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5615B
July 7, 14, 2023 23-01109P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Epperson Ranch II Community Development District

The Board of Supervisors (the "**Board**") of the Epperson Ranch II Community Development District (the "**District**") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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.eppersonranch2cdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

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.

Lot Width	Lots	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
22' (Townhome) (a)	456	0.45	$631	$287,789.81	$671.40	$306,159.38
27' (Phase 7)	108	0.60	$841	$90,881.03	$895.20	$96,681.91
22' TH Parcel B	174	0.08	$116	$20,254.64	$123.84	$21,547.53
50'	257	1.00	$1,402	$360,438.39	$1,492.00	$383,445.22
TOTAL	**995**			**$759,363.87**		**$807,834.04**

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.

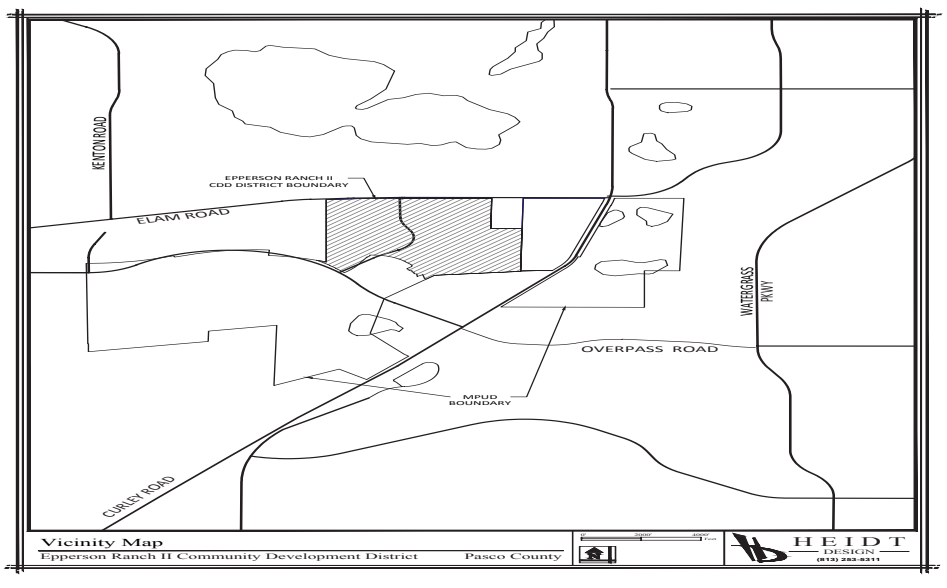
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Heather Dilley
District Manager



July 7, 2023 23-01131P

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Mirada Community Development District (the "**District**") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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.miradacdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

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.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (Lagoon)	150	0.60	$969	$145,353	$1,031	$154,631
35' (Lagoon)	142	0.70	$1,131	$160,535	$1,203	$170,781
TH (23')	110	0.46	$743	$81,721	$790	$86,937
35'	118	0.70	$1,131	$133,402	$1,203	$141,917
40'	123	0.80	$1,292	$158,920	$1,374	$169,063
50'	152	1.00	$1,615	$245,485	$1,718	$261,155
60'	210	1.20	$1,938	$406,989	$2,062	$432,967
TH (27') (AA - Ph 1)	154	0.60	$969	$149,229	$1,031	$158,755
50' (AA - Ph1)	134	1.00	$1,615	$216,415	$1,718	$230,229
60' (AA - Ph1)	67	1.20	$1,938	$129,849	$2,062	$138,137
TH (27') AA - Ph 2	226	0.60	$969	$218,999	$1,031	$232,978
50' (AA - Ph2)	210	1.00	$1,615	$339,158	$1,718	$360,806
60' (AA - Ph2)	89	1.20	$1,938	$172,486	$2,062	$183,496
Total	**1885**			**$2,558,540**		**$2,721,851**

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.

Heather Dilley
District Manager

July 7, 2023 23-01132P

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V21

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2022-CA-003296
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MARCELLE DAKWAR, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on August 14, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 139, West Port Subdivision Unit Three, according to the map or plat thereof, as recorded in Plat Book 13, Pages 9 and 10, of the Public Records of Pasco County, Florida.

Property Address: 6114 Westport Drive, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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) of 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.

SUBMITTED on this 5th day of July, 2023.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 7, 14, 2023 23-01126P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Mirada II Community Development District

The Board of Supervisors (the "**Board**") of the Mirada II Community Development District (the "**District**") will hold a public hearing and a meeting on August 8, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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.Mirada2cdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at 813-565-4663.

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.

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
27' (TH)	132	0.54	$897	$118,444	$954.58	$126,005
28' (TH)	240	0.56	$931	$223,329	$989.93	$237,584
35'	30	0.70	$1,163	$34,895	$1,237.42	$37,123
40'	168	0.80	$1,329	$223,329	$1,414.19	$237,584
50'	231	1.00	$1,662	$383,847	$1,767.74	$408,348
60'	230	1.20	$1,994	$458,623	$2,121.29	$487,896
Total	**1031**			**$1,442,468**		**$1,534,540**

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.

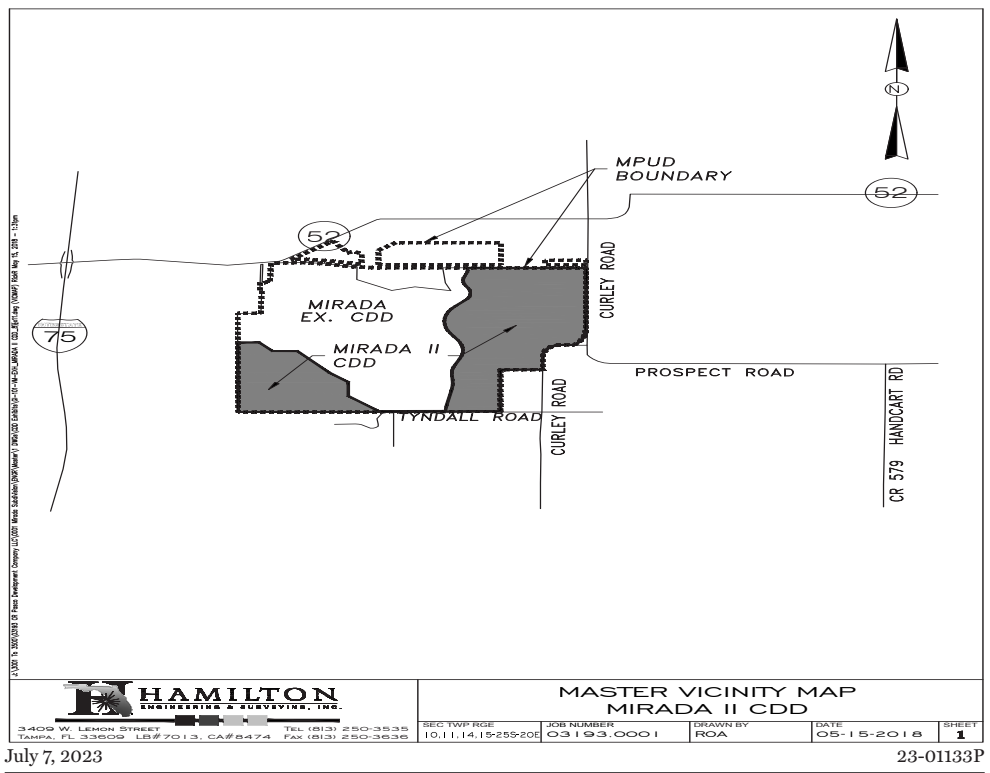
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Heather Dilley
District Manager



July 7, 2023 23-01133P

FIRST INSERTION

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

The administration of the estate of JUSTIN JOHN DEVER, deceased, 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, file number 23-CP-000566. The estate is intestate and the dates of the decedent's will and any codicils are: N/A . 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@taylorenglish.com The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or codicils, venue, or the jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402, WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201 - 732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

/s/Harry Teichman
Attorney for the Personal Representative
Taylor English & Duma, LLP
P.O. Box 147
Tampa, FL 33601
p: (813)8572248
email: hteichman@taylorenglish.com
July 7, 14, 2023 23-01119P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the North AR-1 of Pasco Community Development District

The Board of Supervisors (the "Board") of the North AR-1 of Pasco Community Development District (the "District") will hold a public hearing and a meeting on August 3, 2023, at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

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.northar1ofpascocdd.org, or may be obtained by contacting the District Manager's office via email at Heather@breezehome.com or via phone at (813) 565-4663.

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.

Product Type	Units	Assigned ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
Villa (30')	230	0.64	$999	$229,800	$1,062.90	$244,468
TH (26')	340	0.64	$999	$399,704	$1,062.90	$361,387
50'	260	1.00	$1,573	$409,092	$1,673.86	$435,205
60'	178	1.20	$1,888	$336,085	$2,008.64	$357,537
Total	**1008**			**$1,314,682**		**$1,398,597**

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.

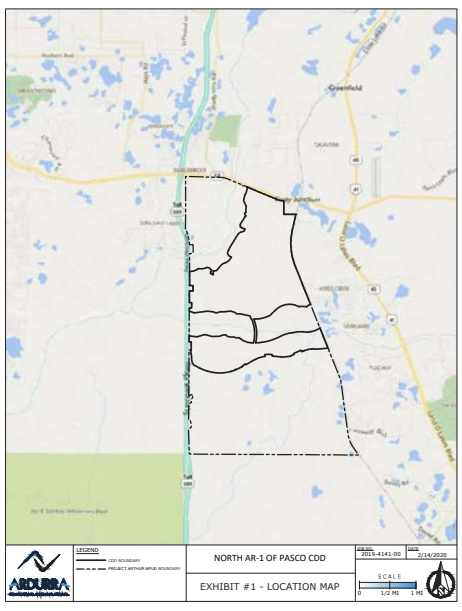
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Heather Dilley
District Manager



July 7, 2023 23-01135P

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2023CA003155CAAXES
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
ESTATE BUYERS, LLC, et. al.
Defendant(s),

TO: RAVENDRA R. SINGH,
Whose Residence Is: 15103 N 23RD ST, LUTZ, FL 33549
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 209, OF EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 8-7-23 /(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 29 2023.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Patty Hoogewind
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Avenue,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
23-095024
July 7, 14, 2023 23-01096P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO:22-CC-4086
CONDOMINIUM NUMBER 5 OF BEACON LAKES, INCORPORATED, a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF RUTHANNE PACKARD, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Unit B, Building 218, as described in the Declaration of Condominium of BEACON LAKES CONDOMINIUM 5-B, recorded in O.R. Book 783, Pages 172-252, and addendums in O.R. Book 808, Page 1229, and O.R. Book 815, Page 1325, of the Public Records of Pasco County, Florida, Plat Book 13, Pages 107-109. With the following street address: 4022 Davit Drive, New Port Richey, Florida, 34652

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 27, 2023.

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

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

Dated this 30th day of June, 2023.
NIKKI ALVAREZ-SOWLES
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff Condominium Number 5 of Beacon Lakes, Incorporated
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 7, 14, 2023 23-01115P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2022-CC-5014
LEXINGTON OAKS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
CLAUDIO V. BOCADO; UNKNOWN SPOUSE OF CLAUDIO V. BOCADO; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 17, Block 30, LEXINGTON OAKS, VILLAGES 28 and 29, a subdivision according to the Plat thereof as recorded in Plat Book 41, Pages 28 thru 31, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 25731 Santos Way, Wesley Chapel, FL 33544

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on August 7, 2023

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By /s/Brandon K. Mullis
BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
July 7, 14, 2023 23-01125P

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. 2022CA002391CAAXES
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
CHLOE A. DILL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 06, 2023, and entered in 2022CA002391CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and CHLOE A. DILL; UNKNOWN SPOUSE OF CHLOE A. DILL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; TAMPA BAY COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 08, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 14 TAMPA BAY GOLF AND TENNIS CLUB -PHASE I, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 135 THROUGH 140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 29308 PRINCEVILLE DRIVE, SAN ANTONIO, FL 33576

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 29 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-058177 - EuE
July 7, 14, 2023 23-01106P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023-CC-2216
GOLD ROCK INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
HTN TRUST INC., A FLORIDA CORPORATION
DEFENDANT(S) /

NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Judgment of Foreclosure dated (June 30, 2023) and entered in 2023-CC-2216 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Gold Rock Inc., is the Plaintiff and HTN Trust Inc. is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com., at, 11:00 am on July 27, 2023, the following described property as set forth in said Agreed Final Judgment of Foreclosure, to wit:

Lot 6, Block 21, SANTA FE AT WESTBROOKE, according to the Plat thereof as recorded in Plat Book 58, Page 44, Public Records of Pasco County Florida. More commonly known as: 5047 Cactus Needle Lane, Wesley Chapel, FL 33544 ("Property").

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 Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 30th day of June, 2023.
/S/ Kimberly Garno
Kimberly L. Garno, Esq.
Florida Bar # 84538
9104 Brindlewood Dr
Odessa, FL 33556
E-Service: kimberlygarno@gmail.com
July 7, 14, 2023 23-01117P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 2022-CC-1364
TIERRA DEL SOL HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
FRANK HEGEDUS IV; UNKNOWN SPOUSE OF FRANK HEGEDUS IV; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 13, Block 18, TIERRA DEL SOL PHASE 1, according to the Plat thereof as recorded in Plat Book 52, Pages 70 through 84, inclusive, Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 9321 Wellstone Drive, Land O'Lakes, FL 34638

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on August 7, 2023

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
By /s/Brandon K. Mullis
BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
July 7, 14, 2023 23-01124P

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. 2023CA000011CAAXES
LONGBRIDGE FINANCIAL, LLC,
Plaintiff,
vs.
GERALD SHAFFER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 07, 2023, and entered in 2023CA000011CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and GERALD SHAFFER; UNKNOWN SPOUSE OF GERALD SHAFFER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HERONS COVE ASSOCIATION, INC.; TAMPA BAY COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on August 07, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 148, TAMPA BAY GOLF AND TENNIS CLUB, PHASE II B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 81 THROUGH 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 10152 MOSHIE LN., SAN ANTONIO, FL 33576

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 28 day of June, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-079577 - EuE
July 7, 14, 2023 23-01105P

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. 2022CA000470CAAXES
Truist Bank, formerly known as Branch Banking and Trust Company,
Plaintiff, vs.
Joan Day, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000470CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and Joan Day; Unknown Spouse of Joan Day are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 18th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF BLOCK 21, W.C. SUMNER'S ADDITION TO DADE CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 10, PAGE 197, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 29th day of June, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F00373
July 7, 14, 2023 23-01104P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF LIEN SALE

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

#1095, 21731 State Road 54, Lutz, FL 33549. (813) 948-0185 Ashleigh Corry: Hsld gds/Furn; Isabel Laracuente: 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

FOURTH 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

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 23-DR-000613
Division: L
ELIZABETH JACQUEZ,
Petitioner,
and
NELSON OMAR FLORES a/k/a NELSON OMAR FLORES ESTRAD,
Respondent,

TO: NELSON OMAR FLORES a/k/a NELSON OMAR FLORES ESTRAD
97-12 130 St. South Richmond Hill, NY 11419

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ELIZABETH JACQUEZ, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, 07-17-23, and file the original with the clerk of this Court at: 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated: June 13, 2023
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Beth Bray
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00992P

SECOND INSERTION

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

SECOND 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:
jrivera@hnh-law.com
June 30; July 7, 2023 23-01055P

SECOND 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 the 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 the 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
June 30; July 7, 2023 23-01091P

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 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

FOURTH 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 23-00954P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000034TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1902484
Year of Issuance: 06/01/2020
Description of Property:
24-26-21-0040-00000-1190
THE EMERALD POINTE RV RESORT PHASE TWO PB 35 PGS 127-129 LOT 119
Name(s) in which assessed:
ALICE I JUNE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023 23-00958P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000031TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1912401
Year of Issuance: 06/01/2020
Description of Property:
36-26-15-0900-00000-9900
HOLIDAY LAKE ESTATES UNIT 13 PB 10 PG 40 LOT 990 OR 9282 PG 1057
Name(s) in which assessed:
YVONNE SCHEFFLER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00956P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000032TDAXXX

NOTICE IS HEREBY GIVEN,
That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1904867
Year of Issuance: 06/01/2020
Description of Property:
35-26-18-0080-00Q00-0050
PARADISE LAKES RESORT CONDO PHASE 2 PB 22 PGS 129-137 BLDG Q UNIT 5 & COMMON ELEMENTS OR 6226 PG 1786 OR 9309 PG 2173
Name(s) in which assessed:
LINDA E LUNN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00957P

FOURTH 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
23-00962P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000050TDAXXX

NOTICE IS HEREBY GIVEN,
That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1911304
Year of Issuance: 06/01/2020
Description of Property:
22-26-16-004D-00000-5160
SEVEN SPRINGS HOMES UNIT 3-B PB 16 PGS 56-57 LOT 516 OR 1602 PG 1802
Name(s) in which assessed:
EST OF MATTHEW E LYNCH JR
MATTHEW E LYNCH JR
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00969P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000008TDAXXX

NOTICE IS HEREBY GIVEN,
That DAY INVESTMENT AND CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1705810
Year of Issuance: 06/01/2018
Description of Property:
10-25-17-0050-06800-0090
BLOCK 68 MOON LAKE NO 5 PB 4 PGS 84, 85 LOTS 9&10
Name(s) in which assessed:
ANTHONY VAINISI III
SANDRA MAXSON
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
23-00944P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000018TDAXXX

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 #: 1807337
Year of Issuance: 06/01/2019
Description of Property:
34-24-16-0050-00000-0890
GARDEN TERRACE SECTION 1 PB 7 PG 23 LOT 89 OR 9230 PG 1263
Name(s) in which assessed:
JOHN N SKEENS
ARDITH R SKEENS
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
23-00950P

FOURTH 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
23-00953P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000052TDAXXX

NOTICE IS HEREBY GIVEN,
That WENG PROPERTY INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1404282
Year of Issuance: 06/01/2015
Description of Property:
14-24-18-0010-00000-0250
PASCO LAKE TRAILER ESTATES PB 8 PG 9 LOT 25 OR 3396 PG 1789
Name(s) in which assessed:
MARY T JENNISON
MARY T SHIPPY
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00971P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000049TDAXXX

NOTICE IS HEREBY GIVEN,
That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1908745
Year of Issuance: 06/01/2020
Description of Property:
21-25-16-0560-00000-0020
WEST PORT SUBDIVISION UNIT 1 PB 11 PGS 82 & 83 LOT 2 OR 9205 PG 1198
Name(s) in which assessed:
ESTATE RECOVERY SERVICES LLC
& S JAMES HANDLEY
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00968P

FOURTH 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 #: 1911725
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
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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000004TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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:
34-26-16-0150-00000-00O0
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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000051TDAXXX
NOTICE IS HEREBY GIVEN,
That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1901447
Year of Issuance: 06/01/2020
Description of Property:
36-25-21-0010-11300-0010
ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 6 W1/2 OF S1/2 OF TRACT 113 LYING IN SECTION 36 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER NORTH 17.5 FT THEREOF OR 8539 PG 3405
Name(s) in which assessed:
THERESA M KARCZMARCZYK
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00970P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000010TDAXXX
NOTICE IS HEREBY GIVEN,
That DAY INVESTMENT AND CONSULTING LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1705385
Year of Issuance: 06/01/2018
Description of Property:
33-24-17-0020-00100-0050
FLORIDA NATURIST PARK UNREC PLAT LOT 5 BLOCK 1 DESC AS START AT CENTER OF SECTION LINE BETWEEN NW1/4 OF SW1/4 TH NORTH 211.50 FT ALG CENTER LINE OF NW1/4 TH N88DG W 157.00 FT FOR POB TH N04DG E 130.00 FT TH N80DG W 70.00 FT TH S04DG W 130.00 FT TH S88DG E 70.00 FT TO POB
Name(s) in which assessed:
JAMES R SAVERDA
LAVERNE E SAVERDA
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 20, 2023 at 10:00 am.
May 31, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 16, 23, 30; July 7, 2023
23-00946P

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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

SECOND 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@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000007513
June 30; July 7, 2023 23-01049P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 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
Windermere, 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: servicecswatty@aol.com
2nd Email: cswatty@aol.com
June 30; July 7, 2023 23-01086P

SECOND 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.

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

SECOND 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

SECOND 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
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 23-01092P

SECOND 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

SECOND 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 TME 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

SECOND 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

SECOND 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

SECOND 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 Thistledown 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 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
1694-003B
Ref#4675
June 30; July 7, 2023 23-01084P

SECOND 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, 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
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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA000418CAAXWS
DIVISION: J2
Nationstar Mortgage LLC
Plaintiff,
-vs.-
Unknown Heirs, Devisees, 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, Devisees, 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 A venue, 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, RANCE 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 ANGEL 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 FC01 CXE
June 30; July 7, 2023 23-01081P

SECOND 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

SECOND 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 Complaint 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

SECOND 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 immediatley 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

SECOND 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 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.

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

OFFICIALCOURTHOUSEWEBSITES
manateeclerk.com leeclerk.org pinellasclerk.org
sarasotaclerk.com collierclerk.com polkcountyclerk.net
charlotteclerk.com hillsclerk.com myorangeclerk.com
pascoclerk.com
LV20890_V20

SECOND 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 JOSEOH M. DOYNE; UNKNOWN BENEFICIARIES OF THE ALAN JON WHITE JR TRUST A TRUE PURE IRRECOVABLE TRUST; ALAN JON WHITE, RJ. 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 discapacitación del oído o de la voz, llame al 711."

"Si ou se yon 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 kòòdonatè 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 resevwa 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, PLC
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2019CA002908CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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, GRANTEES, 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: flmail@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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: flmail@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 WINSLOE 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: flmail@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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 MAIDSTONE 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: flmail@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

SECOND 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

SECOND INSERTION

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