

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE
 United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on August 30th, 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

- B99 Desiree Lowry
- R18 George Kinnard
- B126 Alan Duker
- B233 Kendrick Bryant
- B241 Amy Jo Mimm
- B300 Oleanna Bayer
- B340 Haley Adkins
- B357 Nicholas Lavelo
- B445 Randy Jedlicka
- 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
- E73 Jerome Williams
- F37 Peter Wuorio Jr.
- C104 Jose Sanchez
- C114 Heather Curtis
- C207 Gina Chojnowski
- C209 Jennifer Elliott
- C236 Tirea Cope
- F226 Frank Pascale Jr.
- F227 Karla Zagar
- F279 Junior League

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

- C5 Eunice Black
- D5 Cheryl Altman
- H2 Eugene Shell
- A48 William Smith
- B19 Charles Edward Hinchey
- B34 Lashawnda Denise Marba
- C12 Evan Lee
- C28 Patricia Perkins
- C46 Kayla Ankers
- C73 Eric Hagstrom
- J10 Eugene Shell
- G84AC Roxanne Fortune

August 11, 18, 2023 23-01380P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001506 IN RE: ESTATE OF LALLAGE FLORENCE JONES, Deceased.

The administration of the estate of LALLAGE FLORENCE JONES, deceased, whose date of death was May 14, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which 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 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: August 11, 2023.

LUANA E. NOEL
 Personal Representative
 PO Box 1862
 Bushnell, FL 33513
 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:
 mmerk@hnh-law.com
 August 11, 18, 2023 23-01367P

FIRST INSERTION

Notice is hereby given that TWAM SAMI, SAMER ALGHAFARI, OWNERS, desiring to engage in business under the fictitious name of LOL DAYCARE located at 6336 LAND'O LAKES BLVD, LAND'O LAKES, FLORIDA 33617 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.

August 11, 2023 23-01391P

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 East Africa Entrepreneurs Association located at 11872 Lakewood Dr, in the County of Pasco, in the City of Hudson, Florida 34669 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 7th day of August, 2023.
 MURO MANAGEMENT LLC
 August 11, 2023 23-01386P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Joan Hepsworth will engage in business under the fictitious name THE PAPERBACK EXCHANGE BOOKSTORE, LLC, with a physical address 6412 Ridge Rd Port Richey, FL 34668, with a mailing address 6412 Ridge Rd Port Richey, FL 34668, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 11, 2023 23-01378P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Travelmax Insurance, located at 7903 State Road 52, in the City of Hudson, County of Pasco, State of FL, 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of August, 2023.
 TRAVELMAX MULTISERVICES LLC
 7903 State Road 52
 Hudson, FL 34667
 August 11, 2023 23-01370P

FIRST INSERTION

NOTICE OF PUBLIC SALE
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 26, 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.
 1009 - Ortiz Rolon, Betsy; 1022 - McCullen, Richard; 1055 - Hughes, Monique; 1089 - Jr, Wagner Lima; 1090 - Driver, Charles; 1093 - Willis, Sandtana; 1141 - smith, Denise m; 1143 - Hensley, Billy; 1184 - Erreghaoui, Sherry; 1199 - Raymond, Angela; 1218 - LIMA, APRIL; 2011 - Heath, Nicholas; 2084 - Bunkoff, Joelle; 2103 - Rosa, Darius; 2104 - Verde, Anthony; 2143 - Resto, Jayshelly; 2149 - Cotman, Reginal; 2263 - Walls, Sharon; 3022 - brito, reatha; 3023 - Brito, lazaro; 3033 - Woody, Nakhia; 3069 - Rotela, Ryan; 3085 - Shaffer, Krysten; 3087 - kulp, Tessa; 3107 - Johnson, Nicholas; 3125 - Sefton, Anthony; 3138 - Reiman, Ashley; 3143 - baker, Christopher Lee; 3165 - Svenningsen, Christine; 3194 - Russell, Becky; 3237 - Bass, Sophia; 3263 - Ferry, Mike; 3302 - Villarrubia, Danelia; 3324 - Conrad, Crystal; 3331 - Dowd, Patrick

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.
 0A160 - Popovich, George; 0A178 - atwood, elreatha; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0A220 - Long, Jennafer; 0A237 - Candio, Sidney; 0A245 - Donahue, Kathleen; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B120 - Abril, celysia; 0C027 - Brew, Matthew; 0C123 - russo, jean; 0D001 - Popovich, George; 0D018 - Jackson, Johnny; 0E161 - Burrows, George; 0E208 - Carter, Erin

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.

A0005 - voncanon, emily; C1031 - Fisher, Cindy; E1102 - Ayers, Darius; E1128 - Barnes, Kenneth; E1134 - Heins, John; E1230 - Schatzer, Steve; E1232 - osorno, Jonathan; E1242 - Setters, Jordan; E2279 - Barnes, Charles; E2315 - Johnson, Erik; E2334 - Measels, Tamra; E2339 - Coleman, Lillian; E2371 - Lindsey, Richard

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.

11002 - Waller, Tony; 11005 - Hester, Gregg; 11107 - Tomes, Bridgette; 11152 - gallagher, Jacqueline; 11161 - ward, Kevin; 11170 - Davis, Shaun; 11187 - Reeves, Christopher; 11267 - Nightingale, Misty; 12018 - Mitchell, Sheresa; 12057 - Thomas, Shane; 12110 - Stopford, Jacob; 12196 - Blanton, Amanda; 12224 - Cox, Kaimar; 12229 - Kirk, Stasha; 13001 - Ruer, Joshua; 13034 - MEIER, STEPHANIE; 13104 - Ryder, Wendy; 13106 - steven, tamara; 13133 - fontenot, savana; 13185 - Mendes, Ashley; 13206 - Shannon, Aaron; 13249 - Given, Rachel; 3025 - Smith, Jhakheem; 3429 - Gillem, Jasmine; B102 - Hodgins, James; B106 - Maske, Alyssa; B138 - Horne, Shadarius; B219 - Leddick, Leslie; B243 - Michael Atkins online sales Atkins, Michael; B252 - Beil, Michelle; D127 - Worsham, Larry; D202 - simmons, angela; D219 - Walter, Amy; D328 - Brown, Wilbur

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.

1204 - Riccardi-Sirico, D'Anna; 1326 - Brouillard, Michael; 1931 - Makarewicz, Michelle

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.

045 - Segui, Javier; 071 - Bomhardt, Anne; 138 - Meyer, Robert; 140 - Hartnett, Sara; 144 - Wilson, Danielle; 158 - Mcelroy, Vincent; 167 - Hudson, Dashe; 180 - FRANCIS, CLAUDE; 195 - McCoy, April; 199 - Atkinson, Michael; 223 - Burruss, Wendi; 234 - Ponder, Ruth; 255 - small, Britney; 361 - revis, Kimberly; 378 - macklin, Kelly; 452 - Moorehead, Susan; 466 - Shapiro, David; 488 - George, Aimee; 497 - Damalos, Donna; 531 - Marsden, Ricky; 571 - CASTEEL, ANDREW; 582 - George, Brian; 606 - butterfield, Lawado

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.
 August 11, 18, 2023 23-01379P

FIRST INSERTION

Notice Is Hereby Given that Simpson Environmental Services, LLC, 4028 Daley Ave, Ft Worth, TX 76262, desiring to engage in business under the fictitious name of Cason Environmental & Demolition Services, LLC, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

August 11, 2023 23-01371P

FIRST INSERTION

Legal Notice:
ASSUMED NAME:
 ALBERTO VADI
PRINCIPAL PLACE OF BUSINESS:
 13225 Curley Road
 Dade City, FL 33525
NAMEHOLDER(S):
 Alberto:Vadi, Bene, Auth, Rep
 08-11-2023
 August 11, 2023 23-01395P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CB Marketing located at 4238 fox ridge blvd in the City of Zephyrhills, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2023.
 Crystal Burton
 August 11, 2023 23-01372P

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 Carlson Notary Service located at 5291 Shasta Daisy Pl, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 8th day of August, 2023.
 CARLSON ACCOUNTING LLC
 August 11, 2023 23-01396P

FIRST INSERTION

NOTICE TO CREDITORS
RE: WINIFRED R. KEATING, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
 The above-named Decedent, established a Living Trust, entitled ROBERT M. & WINIFRED R. KEATING LIVING TRUST, dated OCTOBER 29, 2001. The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
 The date of first publication of this Notice is August 11, 2023.
 /s/ Michelle Keating
MICHELLE H. KEATING, Trustee
 1221 Cedarwood Ln.
 Maryville, TN 37803
 (865) 454-5924
 August 11, 18, 2023 23-01388P

FIRST INSERTION

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FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting on August 29, 2023, at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638.

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.lakeshore-ranch.net, or may be obtained by contacting the District Manager's office via email at Patricia@Breezeshome.com or via phone at (813) 565-4663.

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.

Patricia Thibault
 District Manager
 August 11, 2023 23-01381P

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

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

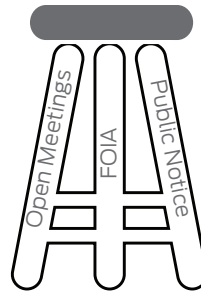
and select the appropriate Court name from the menu option

or email legal@businessobserverfl.com



Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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

FIRST INSERTION
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
 Case No.: **51-2023-DR-003976-DRAXWS**
IN RE THE MARRIAGE OF: ANDRZEJ STANISLAW ZARNOWSKI, Petitioner/Husband, and KARINA ZARNOWSKI, Respondent/Wife,
 TO: KARINA ZARNOWSKI
 57 Driggs Avenue, appt. 3F
 Brooklyn, NY 11222
 YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Petition for Dissolution of Marriage, to Petitioner's attorney, Andrew Wiczorkowski, Esquire, whose address is 2474 Sunset Point Road, Clearwater, FL 33765, on or before September 8, 2023, and file the original with the clerk of this court at Pasco County Courthouse, located at 7530 Little Road, New Port Richey, FL 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
 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: this 7th day of August, 2023.
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Beth Bray Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023
 23-01382P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2023CA003598CAAXWS
MIDFIRST BANK Plaintiff, v. JOSEPH P RUSSO, ET AL. Defendants.
 TO: JOSEPH P RUSSO
 Current residence unknown, but whose last known address was: 8505 WINDY HILL LN, HUDSON, FL 34667-2554
 BONNIE R. RUSSO
 Current residence unknown, but whose last known address was: 8505 WINDY HILL LN, HUDSON, FL 34667-2554
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida, to-wit:
 LOT 1527, BEACON WOODS VILLAGE SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 31, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 9-11-23 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, 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 petition.
 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.
 WITNESS my hand and seal of the Court on this day of AUG 03 2023.
 Nikki Alvarez-Sowles, Esq. -AES
 Clerk of the Circuit Court (SEAL) By: Patty Hoogewind Deputy Clerk
 EXL LEGAL, PLLC, Plaintiff's attorney
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 1000006397
 August 11, 18, 2023 23-01358P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023-CA-3771
JAMES LI, Plaintiff, v. WILLIAM CODY LENTZ; and WILLIAM MORTGAGE CORP., Defendants.
 To WILLIAM CODY LENTZ:
 YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:
 FORESTDALE UNIT 1 PB 8 PG 132 LOTS 17 & 18 More commonly known as: 13332 FORESTDALE DRIVE, HUDSON, FL 34667
 has been filed by Plaintiff, JAMES LI, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before September 11th, 2023 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.
 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.
 Witness my hand and the seal of this court on this 3rd day of August, 2023.
 Clerk of the Circuit Court (SEAL) By: Brooklyn Horner Deputy Clerk
 Alisa Wilkes, Esq.
 Wilkes & Mee, PLLC
 13400 Sutton Park Dr. S, Suite 1204
 Jacksonville, FL 32224
 August 11, 18, 25; Sept. 1, 2023
 23-01361P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-01144-CPAXWS
IN RE: ESTATE OF GEORGE B. TOSH a/k/a GEORGE BRUCE TOSH Deceased.
 The administration of the estate of GEORGE B. TOSH a/k/a GEORGE BRUCE TOSH, deceased, whose date of death was March 26, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of Court, 7530 Little Rd, New Port Richey, FL 34654 Attn: Probate Division. 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 August 11, 2023.
Personal Representative:
 /s/ Susan Murtha
 Susan Murtha
 11145 Belle Haven Drive
 New Port Richey, Florida 34654
 Attorney for Personal Representative:
 /s/ Spiro J. Verras
 Spiro J. Verras, Esq.
 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
 August 11, 18, 2023 23-01389P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-000880
IN RE: ESTATE OF ALEXANDER PEREZ-LOPEZ, Deceased.
 The administration of the estate of ALEXANDER PEREZ-LOPEZ, deceased, whose date of death was March 2, 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 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: August 11, 2023.
HERBERT HEAP Personal Representative
 2131 Old Gunn Hwy
 Odessa, FL 33556
 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: jrvera@hnh-law.com
 August 11, 18, 2023 23-01365P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2023CP001251CPAXWS
IN RE: ESTATE OF REBECCA C. KRUEGER BARON, DECEASED.
 The administration of the estate of REBECCA C. KRUEGER BARON, deceased, whose date of death was June 3, 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 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 August 11, 2023.
Personal Representative:
LINDA K. MELLINGER
 632 Kingston Court
 Apollo Beach, FL 33572
 Attorney for Personal Representative:
 LAMA ALQASEMI, ESQ.
 Florida Bar Number: 1024651
 BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.
 5858 Central Avenue
 St. Petersburg, Florida 33707
 Telephone: (727) 381-2300
 Fax: (727) 343-4059
 Primary E-Mail: lalqa@brdwlaw.com
 Secondary E-Mail: probatecasemgr@brdwlaw.com
 Attorney for Petitioner
 August 11, 18, 2023 23-01363P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-000809
IN RE: ESTATE OF RITA THERESE HEAP, Deceased.
 The administration of the estate of RITA THERESE HEAP, deceased, whose date of death was March 6, 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 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: August 11, 2023.
HERBERT HEAP Personal Representative
 2131 Old Gunn Hwy
 Odessa, FL 33556
 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: jrvera@hnh-law.com
 August 11, 18, 2023 23-01366P

FIRST INSERTION
NOTICE TO CREDITORS (Testate)
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 2023CP001041CPAXWS
IN RE: ESTATE OF TERRY IRENE RUSS (aka: TERRY I. RUSS), Decedent.
 The administration of the Estate of Terry Irene Russ, Deceased, whose date of death was May 28, 2023; Case Number 2023CP001041CPAXWS, 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 date of the Will is June 1, 2015. The name and address of the Personal Representative are Debra LaFave, 1630 Byrnedale Court, Palm Harbor, FL 34684, and the name and address of 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THIS NOTICE.
 ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 August 11, 2023.
Personal Representative:
David Paul Thomson
 1 Whippoorwill Dr.
 Winslow, Maine 04901
 Attorney for Personal Representative:
 Patrick L. Smith
 Attorney
 Florida Bar Number: 27044
 179 N. US HWY 27
 Suite F
 Clermont, FL 34711
 Telephone: (352) 204-0305
 Fax: (352) 833-8329
 E-Mail: patrick@attorneypatricksmith.com
 Secondary E-Mail: becky@attorneypatricksmith.com
 August 11, 18, 2023 23-01369P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000440-CP-AXES
IN RE: ESTATE OF BERNICE ALLEN FORESSE, Deceased.
 The administration of the estate of BERNICE ALLEN FORESSE, Deceased, whose date of death was February 8, 2023, 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 WITHIN 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 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 August 11, 2023.
DEMETRIA GODBOLT, Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 Citicenter, Suite P600
 290 NW 165TH Street
 Miami FL 33169
 Telephone: (305) 956-9040
 Fax: (305) 945-2905
 Primary Email: Scott@srblawyers.com
 Secondary Email: angelica@srblawyers.com
 August 11, 18, 2023 23-01384P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 740
IN RE: ESTATE OF MARY ANN THOMSON Deceased.
 The administration of the estate of Mary Ann Thomson, deceased, whose date of death was September 24, 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 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 August 11, 2023.
Personal Representative:
David Paul Thomson
 1 Whippoorwill Dr.
 Winslow, Maine 04901
 Attorney for Personal Representative:
 Patrick L. Smith
 Attorney
 Florida Bar Number: 27044
 179 N. US HWY 27
 Suite F
 Clermont, FL 34711
 Telephone: (352) 204-0305
 Fax: (352) 833-8329
 E-Mail: patrick@attorneypatricksmith.com
 Secondary E-Mail: becky@attorneypatricksmith.com
 August 11, 18, 2023 23-01369P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2023-CP-0474-W5
IN RE: ESTATE OF JOAN L. BREED also known as JOAN LOUISE BREED Deceased.
 The administration of the estate of JOAN L. BREED also known as JOAN LOUISE BREED, deceased, whose date of death was January 18, 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 August 11, 2023.
Personal Representative:
LLOYD A. BREED
 9833 Richard Lane
 Hudson, Florida 34667
 Attorney for Personal Representative:
 DONALD R. PEYTON Attorney
 Florida Bar Number: 516619
 7317 Little Road
 New Port Richey, FL 34654
 Telephone: (727) 848-5997
 Fax: (727) 848-4072
 E-Mail: peytonlaw@yahoo.com
 Secondary E-Mail: peytonlaw2@gmail.com
 August 11, 18, 2023 23-01368P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-000936
Division Probate
IN RE: ESTATE OF RONALD PAGE Deceased.
 The administration of the estate of Ronald Page, deceased, whose date of death was May 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is August 11, 2023.
Personal Representative:
Kaley Pena
 4067 Pembroly Pines Cr.
 St. Cloud, Florida 34769
 Attorney for Personal Representative:
 Kimberly E. Lorenz, Esq., Attorney
 Florida Bar Number: 0021833
 DAVEY LAW GROUP P.A.
 P.O. Box 941251
 Maitland, FL 32794-1251
 Telephone: (407) 645-4833
 Fax: (407) 645-4832
 E-Mail: Kimberly@daveylg.com
 Secondary E-Mail: litigation@daveylg.com
 August 11, 18, 2023 23-01364P

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000106TDAXXX</p> <p>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:</p> <p>Certificate #: 1909370 Year of Issuance: 06/01/2020</p> <p>Description of Property: 31-25-16-0040-04000-0020 PORT RICHEY LAND CO SUB PB 1 PG 61 WEST 70 FT OF EAST 275 FT OF SOUTH 165 FT OF TRACT 44 LESS SOUTH 25 FT THEREOF FOR RD R/W</p> <p>Name(s) in which assessed: SABRI SHERA</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01353P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000098TDAXXX</p> <p>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:</p> <p>Certificate #: 1907745 Year of Issuance: 06/01/2020</p> <p>Description of Property: 01-25-16-0140-00000-5910 PARKWOOD ACRES UNIT FOUR UNREC PLAT TRACT 591 DESC AS COM AT NE COR OF SECTION 1 TH N89DEG 17' 10"W ALG NORTH LINE OF SECTION 1 1250.00 FT TH S00DEG 51' 07"W 250.00 FT FOR POB TH CONT S00DEG51' 07"W 225.00 FT TH N89DEG17' 10"W 100.00 FT TH N00DEG51' 07"E 225.00 FT TH S89DEG17' 10"E 100.00 FT TO POB EXC NLY 25.00 FT THERE- OF FOR RD RIGHT- OF-WAY OR 4147 PG 1663 OR 6196 PG 1371</p> <p>Name(s) in which assessed: DENNIS W BREIGHNER</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01346P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000102TDAXXX</p> <p>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:</p> <p>Certificate #: 1908164 Year of Issuance: 06/01/2020</p> <p>Description of Property: 10-25-16-0530-00000-0930 JOHNSON HEIGHTS UNIT THREE UNREC PLAT LOT 93 BEING A POR OF TRACT 52 OF PORT RICHEY LAND CO PB 1 PGS 60 & 61 DESC AS COM AT SE COR OF LOT 55 OF JOHNSON HEIGHTS UNIT TWO PB 9 PG 141 TH ALG ELY EXT OF SOUTH LINE OF LOT 55 N89DEG59'41"E 100 FT FOR POB TH N00DEG01'40" E 85 FT TH N89DEG59'41"E 50 FT TH S00DEG01'40"W 85 FT TH S89DEG59'41"W 50 FT TO POB THE SOUTH 6 FT THEREOF SUBJECT TO EASEMENT FOR UTILITIES AND/ OR DRAINAGE OR 9404 PG 1498</p> <p>Name(s) in which assessed: DEBRA CATHERINE WISDOM</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01350P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000095TDAXXX</p> <p>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:</p> <p>Certificate #: 1907363 Year of Issuance: 06/01/2020</p> <p>Description of Property: 33-24-16-0010-00000-0340 HUDSON BEACH ESTS NO 3 REVISED PB 7 PG 24 LOT 34 OR 9559 PG 1600</p> <p>Name(s) in which assessed: FUTURE HOLDING CORPORATION RICHARD ROSSI CEO</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01345P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000110TDAXXX</p> <p>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:</p> <p>Certificate #: 1910768 Year of Issuance: 06/01/2020</p> <p>Description of Property: 17-26-16-0580-00000-1060 SPRING LAKE ESTATES UNIT 3 PB 9 PG 168 LOT 106 & E1/2 OF LOT 7 UNREC SPRING LAKE ESTATES UNIT 4 DESC AS COM NW COR LOT 106 FOR POB TH S00DG 20' 10"W 85 FT TH N89DG 40' 15"W 30 FT TH N00DG 20' 10"E 85 FT TH S89DG 40' 15"E 30 FT TO POB</p> <p>Name(s) in which assessed: SHEILA JEAN ROGERS NIKI ROGERS CAREY GREEN CASTLES SHEILA JEAN ROGERS ET AL NIKI ROGERS ET AL MICHAELA MARIE CASTLES</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01355P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000079TDAXXX</p> <p>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:</p> <p>Certificate #: 1904216 Year of Issuance: 06/01/2020</p> <p>Description of Property: 19-24-18-0000-00100-0363 COM AT NW COR OF NW1/4 OF SEC 19 TH S00DG 04' 09"W ALG WEST BDY OF NW1/4 1323.44 FT TO NW COR OF SW1/4 OF NW1/4 TH S89DG 44' 28"E 33 FT TO EAST R/W OF SHADY HILLS RD TH S00DG 04' 09"W 40 FT TO INTERSECTION WITH SOUTH R/W CALDWELL LN TH S89DG 44' 28"E 283.11 FT FOR POB TH CONT S89DG 44' 28"E 125 FT TH S00DG 22' 11"E 348.50 FT TH N89DG 44' 28"W 125 FT TH N00DG 22' 11"W 348.50 FT TO POB;AKA LOT 3 OF SHADY HILLS ESTATES UNIT 2 CLASS IIIR SUB PER</p> <p>Name(s) in which assessed: LILLIAN E TETLEY PETER R TETLEY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01337P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000092TDAXXX</p> <p>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:</p> <p>Certificate #: 1907118 Year of Issuance: 06/01/2020</p> <p>Description of Property: 24-24-16-0010-00000-0300 HUDSON ACRES PB 6 PG 73 LOT 30 OR 9345 PG 2513 PG 48</p> <p>Name(s) in which assessed: TERRY A HARRISON LISA DEAL HOWARD WOOTTEN HOWARD WOOTTEN HOWARD WOOTTEN SR</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01342P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000069TDAXXX</p> <p>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:</p> <p>Certificate #: 1901898 Year of Issuance: 06/01/2020</p> <p>Description of Property: 11-26-21-0010-07400-0200 TOWN OF ZEPHYRHILLS AKA TOWN OF ZEPHYRHILLS PB 1 PG 54 EAST 1/2 OF LOTS 20 21 22 BLOCK 74 SUBJECT TO AN INGRESS AND EASEMENT OVER SOUTH 5 FT OF SAID LOT 20 OR 9451 PG 2169</p> <p>Name(s) in which assessed: SEAN II CONSULTANTS CORPORATION MICHAEL A BARBER DECEASED MICHAEL A BARBER REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01330P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000072TDAXXX</p> <p>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:</p> <p>Certificate #: 1902595 Year of Issuance: 06/01/2020</p> <p>Description of Property: 05-24-20-0000-00100-0022 COM AT THE NE COR OF SEC 5 TH N00DEG 16'01"E 22.32 FT TH S76DG 32'09"W 51.33 FT FOR POB TH S76DG 32'09"W 648.44 FT TO E BDY OF THE W 645.55 FT OF NE 1/4 OF NE 1/4 OF SEC 5 TH S00 DEG 05'30"E 958.21 FT TH N89DG 31'34"E 608.63 FT TO LINE 50FT W AND PARALLEL WITH E BNDY OF NE1/4 TH ALG PARALLEL LN N01DG 03'45"E 1104.34 FT TO POB LESS THAT POR LYING WITHIN HERNANDO COUNTY OR 9448 PG 0002 OR 9777 PG 1166</p> <p>Name(s) in which assessed: WATERMARK RANCH LLC PETER A RIVELLINI REGISTERED AGENT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01332P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000112TDAXXX</p> <p>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:</p> <p>Certificate #: 1910801 Year of Issuance: 06/01/2020</p> <p>Description of Property: 17-26-16-075A-00000-1370 SUNSHINE PARK UNIT 3 PB 11 PGS 67-68 LOT 137 OR 9136 PG 48</p> <p>Name(s) in which assessed: MICHAEL KOSTRELES & ET AL JOHN A KOSTRELES JR & ET AL KATHLEEN M RIZZO JOHN A KOSTRELES JR</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01357P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000064TDAXXX</p> <p>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:</p> <p>Certificate #: 1901074 Year of Issuance: 06/01/2020</p> <p>Description of Property: 35-24-21-0030-00300-0280 CARVER HEIGHTS ADDITION #2 PB 4 PG 58 LOTS 28 & 29 BLOCK 3 OR 421 PG 177 & OR 8932 PG 2707</p> <p>Name(s) in which assessed: ROBERT LEE WOODS TERRY MCKAY STEPHEN D MCKAY WILLIE MCKAY ROBERT LEE WOODS GENEVA MCKAY</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01329P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000071TDAXXX</p> <p>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:</p> <p>Certificate #: 1902265 Year of Issuance: 06/01/2020</p> <p>Description of Property: 17-26-21-0010-00300-0140 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 PORTION OF TRACT 3 DESC AS COM AT NE COR OF TRACT 3 TH WEST ALG NORTH BDY OF TRACT 3 212.35 FT FOR POB TH CONT WEST 90.00 FT TH S16DEG 40'00"E 50.00 FT TH EAST 90.00 FT TH N16DEG 40' 00"W 50.00 FT TO POB OR 9637 PG 2698</p> <p>Name(s) in which assessed: MARTIN DUMENG ZENON RAMOS MONGE SARA ALVAREZ MONGE REO ASSET DISBURSEMENT LLC JAIME NIEVES TRUSTEE NIKOLE GORDON TRUSTEE THE 4951 LAND TRUST DATED 5/29/09 DOUGLAS B STALLEY SUCCESSOR TRUSTEE THE 4951 LAND TRUST</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01331P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000108TDAXXX</p> <p>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:</p> <p>Certificate #: 1910501 Year of Issuance: 06/01/2020</p> <p>Description of Property: 13-26-16-024B-00000-2020 VILLA DEL RIO UNIT 3 PB 19 PGS 71-73 LOT 202 & LOT 203 LESS EAST 32.85 FT OF LOT 203 OR 6425 PG 946 AKA LOT 72 OR 8383 PG 1071 OR 9262 PG 1287</p> <p>Name(s) in which assessed: KENNETH M ENRIGHT KARIN M ENRIGHT</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01354P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000085TDAXXX</p> <p>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:</p> <p>Certificate #: 1905700 Year of Issuance: 06/01/2020</p> <p>Description of Property: 08-25-17-055A-02000-00B0 PARADISE POINT WEST GROUP 1 PB 12 PG 9 APT B BLDG 20 & COMMON ELEMENTS A/K/A POINTE WEST CONDOMINIUM PER OR 4162 PG 1282 OR 5114 PG 1346</p> <p>Name(s) in which assessed: JOSUPH A MCKENNA SUSAN M PIERCE VICKY D MCKENNA DECEASED</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01339P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000099TDAXXX</p> <p>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:</p> <p>Certificate #: 1908023 Year of Issuance: 06/01/2020</p> <p>Description of Property: 09-25-16-0760-00000-2400 PINELAND PARK UNRECORDED PLAT LOT 240 DESC AS COM AT NE COR OF TRACT 38 PORT RICHEY LAND COMPANY SUBDIVISION PB 1 PG 61 TH S00DEG21' 13"W 235.00 FT FOR POB TH CONT S00DEG21' 13"W 50.00 FT TH N89DEG51' 58"W 106.53 FT TH N00DEG21' 13"E 50.00 FT TH S89DEG51' 58"E 106.53 FT TO POB EXC THE EAST 1.00 FT THEREOF THE WEST 25.00 FT SUBJECT TO EASEMENT FOR RD R/W EAST 7.50 FT NORTH 3.00 FT & SOUTH 3.00 FT SUBJECT TO EASEMENT FOR DRAINAGE & OR UTILITIES OR 7425 PG 1353</p> <p>Name(s) in which assessed: JEFFERY HIGGINS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01347P</p>

FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000094TDAXXX</p> <p>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:</p> <p>Certificate #: 1907199 Year of Issuance: 06/01/2020</p> <p>Description of Property: 25-24-16-0010-00000-0830 HIGHLAND ESTATES PB 6 PG 55 LOT 83</p> <p>Name(s) in which assessed: CHARLENE BEDNARSKI</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01344P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000086TDAXXX</p> <p>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:</p> <p>Certificate #: 1905762 Year of Issuance: 06/01/2020</p> <p>Description of Property: 09-25-17-0010-00M00-0230 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 23-25 INCL BLOCK M OR 6805 PG 619 OR 9540 PG 2599</p> <p>Name(s) in which assessed: JAMES F WARNER JR DONNA LANDGRAF ESTATE OF JAMES F WARNER DECEASED</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01340P</p>
FIRST INSERTION
<p>Notice of Application for Tax Deed 2023XX000080TDAXXX</p> <p>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:</p> <p>Certificate #: 1904222 Year of Issuance: 06/01/2020</p> <p>Description of Property: 19-24-18-0000-00400-0065 COM AT NW COR OF NW1/4 OF SEC 19 TH S00DEG 04'09"W 1323.44 FT TH S89DEG 44'28"E 33 FT TO EAST R/W SHADY HILLS RD TH N00DEG 04'09"E 40 FT TO NORTH R/W OF CALDWELL LN TH S89DEG 44' 28"E 615.95 FT FOR POB TH N00DEG 05'54"W 280.94 FT TH N89DEG 47'29"W 315.81(D)FT TH N00DEG 00'48"E 10.35 FT TH N89DEG 45'58"W 19.55 FT TH N00DEG 04'38"E 331FT TH S89DEG 47' 29"E 623.82 FT TH S00DEG 22' 11"E 301.68 FT TH N89DEG 47' 29"W 135.02 FT TH S00DEG 05' 54"E 320.76 FT TO NORTH R/W CALDWELL LN TH N89DEG 44' 28"W 155.02 FT TO POB;SUBJ TO ESMT OVER NORTH 30 FT THEREOF FOR ROYALTON LN;AKA LOT 5 OF SHADY HILLS ESTATES UNIT 1 CLASS IIIR PER OR 4394 PG 1912 OR 9287 PG 2129</p> <p>Name(s) in which assessed: JONATHAN J BOND LEE WOODS JENNETTA WOODS</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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 September 14, 2023 at 10:00 am.</p> <p>July 28, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk</p> <p>Aug. 11, 18, 25; Sept. 1, 2023</p> <p>23-01338P</p>

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000101TDAXXX
 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 #: 1908089
 Year of Issuance: 06/01/2020
 Description of Property: 10-25-16-0260-00000-0050 PORT RICHEY LAND CO PB 1 PG 61 POR TH 20 AKA BAYONET POINT HEIGHTS UNREC LOT 5 WEST AS EAST 50.00 FT OF DEST 1050.00 FT OF SOUTH 1/2 OF TRACT 20
 Name(s) in which assessed: ANGELA E STAND
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01349P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000075TDAXXX
 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 #: 1903040
 Year of Issuance: 06/01/2020
 Description of Property: 17-26-20-002A-00B00-8170 SADDLEBROOK CONDO 3 CLUSTER 8 PB 21 PG 10 UNIT 817 BLDG B & COMMON ELEMENTS OR 9705 PG 2904
 Name(s) in which assessed: EQUITY TRUST CO CUSTODIAN EQUITY TRUST CO CUSTODIAN FBO THOMAS ORNER IRA
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01335P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000091TDAXXX
 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 #: 1906606
 Year of Issuance: 06/01/2020
 Description of Property: 31-25-17-0010-00000-0010 SPRING LAKE UNIT 40 TALL PINES AT RIVER RIDGE PB 23 PGS 94-96 LOT 1 OR 8319 PG 1144
 Name(s) in which assessed: EDWARD BARTEK TAFFIDA BARTEK
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01341P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000105TDAXXX
 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 #: 1909184
 Year of Issuance: 06/01/2020
 Description of Property: 27-25-16-1110-00002-7210 EMBASSY HILLS UNIT 24 PB 17 PGS 55-56 LOT 2721 OR 6226 PG 366
 Name(s) in which assessed: MARCOS A REINA ROSA INES VASQUEZ
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01352P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000076TDAXXX
 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 #: 1903135
 Year of Issuance: 06/01/2020
 Description of Property: 31-26-20-0080-00300-0070 MEADOW POINTE PARCEL 3 UNIT 2 PB 30 PGS 78-82 LOT 7 BLOCK 3 OR 3278 PG 949
 Name(s) in which assessed: ROY W FIELDS SR DECEASED NANCY A FIELDS
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01336P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000073TDAXXX
 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 #: 1902901
 Year of Issuance: 06/01/2020
 Description of Property: 07-26-20-0010-00100-0310 VILLAGES AT WESLEY CHAPEL PHASE 1A PB 30 PGS 72-74 LOT 31 BLK 1 OR 9222 PG 1176
 Name(s) in which assessed: ROBERT M SMITH III
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01333P

FIRST INSERTION
 NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2019 CA 001161 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, Plaintiff, vs. DAVID R. VOGEL A/K/A DAVID VOGEL, et al., Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZSOWLES, 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 5th day of September, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOT 651, BEAR CREEK SUB-DIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, 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
 19-00487FL
 August 11, 18, 2023 23-01377P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000093TDAXXX
 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 #: 1907195
 Year of Issuance: 06/01/2020
 Description of Property: 25-24-16-0010-00000-0630 HIGHLAND ESTATES PB 6 PG 55 LOT 63 OR 8298 PG 910
 Name(s) in which assessed: KURTIS R PRUITT
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01343P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000100TDAXXX
 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 #: 1908055
 Year of Issuance: 06/01/2020
 Description of Property: 10-25-16-0010-00000-0280 GLENDALE HEIGHTS PB 5 PG 146 LOT 28
 Name(s) in which assessed: BRETT YOUNG
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01348P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000111TDAXXX
 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 #: 1910797
 Year of Issuance: 06/01/2020
 Description of Property: 17-26-16-075A-00000-1260 SUNSHINE PARK UNIT 3 PB 11 PGS 67-68 LOT 126 OR 9663 PG 3084
 Name(s) in which assessed: TIMOTHY TOPITZHOFER
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01356P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000104TDAXXX
 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 #: 1908924
 Year of Issuance: 06/01/2020
 Description of Property: 22-25-16-0960-00000-7010 EMBASSY HILLS UNIT 3 PB 11 PG 119 LOT 701 OR 6354 PG 1473
 Name(s) in which assessed: LOUISE R IANNACCONE
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01351P

FIRST INSERTION
 Notice of Application for Tax Deed 2023XX000074TDAXXX
 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 #: 1902543
 Year of Issuance: 06/01/2020
 Description of Property: 36-26-21-0020-00000-2430 TOWN OF CRYSTAL SPRINGS PB 2 PGS 4-5 LOTS 243.244,&245 OR 8850 PG 3554
 Name(s) in which assessed: MARIA DE LOS ANGELES RODRIGUEZ
 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 September 14, 2023 at 10:00 am.
 July 28, 2023
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Susannah Hennessy Deputy Clerk
 Aug. 11, 18, 25; Sept. 1, 2023 23-01334P

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. 2018CA003322CAAXES PHH Mortgage Corporation, Plaintiff, vs. Melvin Barrios a/k/a Melvin S. Barrios, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH JUDICIAL Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 10th day of October, 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 11, BLOCK 19, OF FOX RIDGE, PHASE TWO, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
 Dated this 2nd day of August, 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 # 17-F02701
 August 11, 18, 2023 23-01362P

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.: 2022CA001679CAAXWS FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MELANIE R. MORGAN, KEVIN D. MORGAN, RUNDOS EQUITY LLC AND/OR ITS ASSIGNS, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.
 NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of August, 2023, and entered in Case No. 2022CA001679CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MELANIE R. MORGAN, KEVIN D. MORGAN, RUNDOS EQUITY LLC AND/OR ITS ASSIGNS, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

FIRST INSERTION
 NKA ALEXA SWANGLER are Defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 A.M. on the 3rd day of October, 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 384, ORCHID LAKE VILLAGE UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs any accommodation in order to participate in this proceed-

ing, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
 Dated this 8th day of August, 2023.
 By: /s/ Carly Johansson
 Carly Johansson
 Bar No. 649430
 Submitted by:
 Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF
 210 N. University Drive, Suite 900 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 ESERVICE@MGS-LEGAL.COM
 22FL373-0813
 August 11, 18, 2023 23-01383P

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 case, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco 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 August 31, 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 2nd day of August, 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
 August 11, 18, 2023 23-01375P

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386 and select the appropriate County name from the menu.
 or email legal@businessobserverfl.com
 Business Observer
 FLORIDA'S NEWSPAPER FOR THE COURTS



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

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

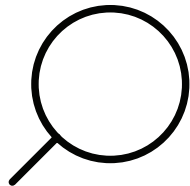


Citizens continue to learn about vital civic matters from newspaper notices.

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

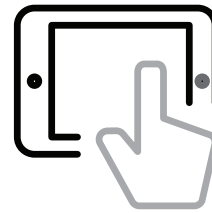
Verifying publication is difficult-to-impossible on the web.

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



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

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

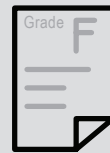


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2023-CP-1050-WS
IN RE: ESTATE OF INGELINE REIMANN
also known as INGE REIMANN
Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an Order of Summary Administration has been entered in the estate of INGELINE REIMANN also known as INGE REIMANN, deceased, File Number 51-2023-CP-1050-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was May 17, 2021; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
ALLAN REIMANN	2938 Paddington Way, Kissimmee, FL 34747

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is August 11, 2023.
Person Giving Notice:
ALLAN REIMANN
 2938 Paddington Way
 Kissimmee, FL 34747
 Attorney for Persons Giving Notice
DONALD R. PEYTON
 Attorney
 Florida Bar Number: 516619
 7317 Little Road
 New Port Richey, FL 34654
 Telephone: (727) 848-5997
 Fax: (727) 848-4072
 E-Mail: peytonlaw@yahoo.com
 Secondary E-Mail:
 peytonlaw2@gmail.com
 August 11, 18, 2023 23-01397P

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. 2023CA000672CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
JASON A. KINNEY AND RANDI L. KINNEY, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 12, 2023, and entered in 2023CA000672CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JASON A. KINNEY; RANDI L. KINNEY; ABBEY GLEN PROPERTY OWNERS 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 September 11, 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 85, BLOCK 3, ABBEY GLEN 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 105 THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 36124 MARKREE CASTLE AVE, DADE CITY, FL 33525
 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 7 day of August, 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
 22-073244 - ArC
 August 11, 18, 2023 23-01392P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-001271-ES
IN RE: ESTATE OF LLOYD GELLINEAU
Deceased.
 The administration of the estate of LLOYD GELLINEAU, deceased, whose date of death was March 13, 2023, 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 WITH-

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 August 11, 2023.
Personal Representative:
 /s/ Sidney Gellineau
Sidney Gellineau
 32338 Firemoss Lane
 Wesley Chapel, Florida 33543
 Attorney for Personal Representative:
 /s/ Brian D. Arrighi
Brian D. Arrighi, Esq.,
 Attorney
 Florida Bar Number: 0010268
 NORTH TAMPA LAW GROUP, LLC
 26852 Tanc Drive, Suite 102
 Wesley Chapel, Florida 33544
 Telephone: (813) 518-7411
 Fax: (813) 377-2892
 E-Mail:
 service@northtampalawgroup.com
 Secondary E-Mail:
 brian@northtampalawgroup.com
 August 11, 18, 2023 23-01398P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512023CP001259CPAXWS
Division I/J
IN RE: ESTATE OF WAYNE P. WEBER AKA WAYNE PAUL WEBER
Deceased.
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
 You are hereby notified that an Order of Summary Administration has been entered in the estate of WAYNE P. WEBER aka WAYNE PAUL WEBER, deceased, File Number 512023CP001259CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was February 20, 2023; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
DEBRA WEBER	3526 Monte Rio Street New Port Richey, FL 34655

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the estate of the

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this Notice is August 11, 2023.
Person Giving Notice:
DEBRA WEBER
 3526 Monte Rio Street
 New Port Richey, Florida 34655
 Attorney for Person Giving Notice
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@siegcoolelaw.com
 Secondary E-Mail:
 eservice@siegcoolelaw.com
 August 11, 18, 2023 23-01394P

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. 2016CA000961CAAXWS
PHH Mortgage Corporation,
Plaintiff, vs.
Patrick J. Brophy, et al.,
Defendant.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2016CA000961CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Patrick J. Brophy; Unknown Spouse of Patrick J. Brophy are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 5th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:
 LOT 1183, JASMINE LAKES UNIT 7-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 136, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 4th day of August, 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 # 16-F01968
 August 11, 18, 2023 23-01374P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION
FILE NO.: 2021-CP-001682
IN RE: ESTATE OF KEVIN DENNIS GOODMAN SR.
Deceased.
 The administration of the estate of KEVIN DENNIS GOODMAN SR., deceased, whose date of death was August 6, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2021-CP-001682; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 es-

tate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 August 11, 2023.
Petitioner
JUSTIN GOODMAN
 4110 Langdrum Dr.,
 Wesley Chapel, FL 33543
 Attorneys for Petitioner
 D. Michael Lins, Esquire
 Florida Bar No. 435899
 J. Michael Lins, Esquire
 Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
 14497 N. Dale Mabry Hwy.,
 Suite 160-N
 Tampa, FL 33618
 Ph. (813) 386-5768
 Primary E-mail:
 mike@linslawgroup.com
 Secondary E-Mail:
 kris@linslawgroup.com
 August 11, 18, 2023 23-01393P



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

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDA
CASE NO: 23-CC-275
**SUMMER LAKES TRACT 9
HOMEOWNERS' ASSOCIATION,
INC., a Florida not-for-profit
corporation, Plaintiff, vs.
PATRICIA M. MONTEMURNO,
PAUL M. MONTEMURNO 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 Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

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. With the following street address: 7036 Maidstone Court, New Port Richey, Florida, 34653.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 31, 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 31st day of July, 2023.

NIKKI ALVAREZ-SOLWES,
ESQUIRE

CLERK AND COMPTROLLER

s/Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 11, 18, 2023 23-01376P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, STATE OF
FLORIDA, IN AND FOR
PASCO COUNTY
PROBATE DIVISION
FILE NO.: 2023-CP-000800
IN RE: DONALD EUGENE
PATTERSON
Deceased.

The administration of the estate of DONALD EUGENE PATTERSON, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2023-CP-000800-CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The name and address 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, in-

cluding unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 August 11, 2023.

Petitioner
MICHAEL A. PATTERSON
2108 N. Northern Ave.
Waukegan, IL 60087

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
August 11, 18, 2023 23-01373P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case #: 2023CA003628CAAXWS
DIVISION: J2

Wells Fargo Bank, N.A.
Plaintiff, vs.-

Matthew Charles Osborn a/k/a
Matthew C. Osborn; Unknown
Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Charles Walter Osborn
a/k/a Charles W. Osborn Deceased,
and All Other Persons Claiming by
and Through, Under, Against The
Named Defendant (s); Unknown
Spouse of Matthew Charles Osborn
a/k/a Matthew C. Osborn; Pasco
County, Florida; Unknown Parties
in Possession #1, if living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s); Unknown
Parties in Possession #2, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s)
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Charles Walter Osborn a/k/a Charles W. Osborn Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

described as follows:
LOT 1324, HOLIDAY LAKE
ESTATES UNIT SIXTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 128, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 3028 Fairmount Drive, Holiday, FL 34691-4834.

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 9-11-23 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of this Court on the day of AUG 03 2023.

Nikki Alvarez-Sowles, Esq.
Clerk & Comptroller
Circuit and County Courts
By: Patty Hoogewind
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
2424 North Federal Highway,
Suite 360
Boca Raton, FL 33431
23-328666 FCO1 WNI
August 11, 18, 2023 23-01359P

FIRST INSERTION

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

CASE NO. 2019CA001973CAAXES
**THE BANK OF NEW YORK
MELLON FKA THE BANK
OF NEW YORK AS TRUSTEE
(CWALT 2007-OA3),
Plaintiff, vs.
RICHARD A. SERGI A/K/A
RICHARD ANTHONY SERGI;
WILDERNESS LAKE PRESERVE
HOMEOWNERS ASSOCIATION,
INC., UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN
DESCRIBED,
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 11, 2023 and an Order Resetting Sale dated September 14, 2023 and entered in Case No. 2019CA-001973CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2007-OA3) is Plaintiff and RICHARD A. SERGI A/K/A RICHARD ANTHONY SERGI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest

and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 14, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 6, BLOCK 1, WILDERNESS LAKE PRESERVE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 102-112, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED August 8, 2023.

By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178445 / TM1
August 11, 18, 2023 23-01387P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 22, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line August 11, 2023, at 6:00am and ending August 22, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit	
Steven Roberts	65	
August 4, 11, 2023		23-01318P

THIRD INSERTION

NOTICE OF ACTION FOR
Dissolution of Marriage

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

CASE NUMBER: 23-DR-3476

STEVEN NOTTO,

Petitioner
and
DEBORAH JOY NOTTO.
Respondent

TO: DEBORAH JOY NOTTO
(Respondent's last known address)
Unknown

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, STEVEN NOTTO, 6330 Madison St., Suite 101 New Port Richey, FL 34652 on or before 08-28-2023, 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: July 20, 2023.
CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles, Esq.,
Clerk & Comptroller
Pasco County, Florida
(SEAL) By: /s/ Beth Bray
Deputy Clerk
July 28; Aug. 4, 11, 18, 2023
23-01242P

SECOND INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA IN RE: ESTATE OF LINDA LEE HAUSMAN Decedent, PROBATE DIVISION /s/Leslie V. Marengo Esq. LESLIE V. MARENGO, ESQ., Attorney for Petitioner Florida Bar No. 78303 CASE NO.: 2023-CP001049-CPA-XWS NOTICE TO CREDITORS The administration of the Estate of LINDA LEE HAUSMAN, deceased, whose date of death was May 23, 2023, and whose social security number is XXX-XX-6784 is pending in the Circuit Court for Pasco County, Florida, the address of which is: 7530 Little Road, Suite 105, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate or whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other person shaving claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is August 4, 2023. Gregory Neil Haygood, Personal Representative 109 S Brook Lane, Bethesda, MD 20814, TRUST COUNSEL, PLLC 201 Alhambra Circle, Suite 802 Coral Gables, FL 33134 Telephone: 305-707-7126 Primary e-mail Address: marengo@trustcounsel.com Secondary e-mail Address: eservice@trustcounsel.com
August 4, 11, 2023 23-01324P

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.

2023CA003705CAAXES
**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
RCF 2 ACQUISITION TRUST',
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF MARYSE
REMY, DECEASED, et. al.
Defendant(s).**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARYSE REMY, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the mortgage being foreclosed herein.

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

LOT 9, BLOCK 11, BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9-11-23 /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 AUG 03, 2023

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

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL:
fmail@raslg.com
THIS NOTICE SHALL BE
PUBLISHED ONCE A WEEK FOR
TWO (2) CONSECUTIVE WEEKS.
23-093080
August 11, 18, 2023 23-01360P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 8/18/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 FAN travel trailer bearing vehicle identification number 1TE3B6400E1002106 and all personal items located inside the mobile home. Last Tenant: Cecil Douglas Ellis Jr., Estate of Cecil Douglas Ellis Jr., and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Cecil Douglas Ellis Jr. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541, 813-783-3477.
August 4, 11, 2023 23-01328P

SECOND INSERTION

As of Sept. 1, 2023,
Jeffrey Davis, MD,
is retiring and will no longer be practicing medicine at WellMed.

Patients may continue care at
WellMed at Holiday.

For questions or copies of medical records call: 1-727-938-2474

WellMed at Holiday
4642 Darlington Road
Holiday, FL 34690
Phone: 1-727-938-2474
Fax: 1-727-934-1579
August 4, 11, 18, 25, 2023 23-01280P

THIRD INSERTION

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

CASE NO.:
2023CA000762CAAXES
**LARIEANNE L. PAGAN and
WALDEMAR PAGAN MATOS,
Plaintiff, vs.-
RICHARD S. CANALS, KIMBERLY
CANALS, THE UNKNOWN HEIRS,
SPOUSES, BENEFICIARIES,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RICHARD S. CANALS
(DECEASED),
Defendant(s).**

TO: RICHARD S. CANALS
(Address Unknown)
Legal Description:

Tract #1102, of Angus Valley,
Unit #3 and unrecorded subdivision lying in Section 2, Township 26 South, Range 19 East, Pasco County, Florida; more particularly described as follows: Begin at the Southwest corner of the stated Section 2, thence run East (assumed bearing) along the South boundary of the stated Section 2, a distance of 3281.25 feet; thence North a distance of 3140.42 feet for a Point of Beginning, thence continue North 150.00 feet; thence East 150.00 feet; thence South a distance of 150.00 feet; thence West 150.00 feet to the Point of Beginning.
Together with a 2002 Double Wide Mobile Home
Vin#GFL154A87003EA21 and
GFL154B7003EA21.
Parcel ID Number:
02-26-0020-00001-1020.

You are hereby notified that an action for to Quiet Title to Real Property and Reform Deeds to Real Property, concerning the following-described real property in Pasco County, Florida, has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on MORITT HOCK & HOMROFF, LLP, attorneys for Plaintiff, LARIEANNE L. PAGAN AND WALDEMAR PAGAN MATOS whose address is: 8151 Peters Road, Suite 3100, Plantation, Florida 33324, on or before 8-28-23, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer, and file the original with the Clerk of this Court either before service upon Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 on this day of JUL 26 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
AS CLERK OF THE COURT
/s/Patty Hoogewind
DEPUTY CLERK

EVAN S. ROSNEBERG, ESQ.
MORITT HOCK & HAMROFF, LLP
Counsel for Plaintiff
8151 Peter Rd. Suite 3100
Plantation, Florida 33324
Telephone: (954)340-2201
Facsimile: (954) 340-2211
rosenberg@morithock.com
jthompson@morithock.com
3317280v1
July 28; Aug. 4, 11, 18, 2023
23-01274P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA,
PROBATE DIVISION
File No. 2023-CP-000977
IN RE: ESTATE OF
MARIA E. MARTINEZ,
Deceased.

The administration of the estate of MARIA E. MARTINEZ, deceased, whose date of death was September 26, 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, 34654. The names and addresses of the personal representative and the personal representative 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 August 4, 2023.

Personal Representative:
/s/ **Jacqueline Martinez**

Jacqueline Martinez
3443 Chessington Dr.
Land O'Lakes, Florida 34638
Attorney for Personal Representative:
Matthew J. Jowanna, P.A.
/s/ Christine Behrman De Colindres
Christine Behrman De Colindres, Esq.
Florida Bar License #102465
2521 Windguard Circle,
Suite 101 & 102
Wesley Chapel, Florida 33544
Telephone Number: 813-929-7300
Fax: 813-929-7325
E-Mail: service@jowanna.com
August 4, 11, 2023 23-01284P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2023CP000979CPAXWS
IN RE: THE ESTATE OF
HARRY L. MONROE,
Deceased.

The administration of the Estate of HARRY L. MONROE, deceased, whose date of death was September 20, 2021, is pending in the Circuit Court in and for Pasco County, Florida, Probate Division, at File No. 2023CP000979CPAXWS, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the attorneys for the Personal Representative are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 the 4th day of August, 2023.

/s/ **Lalanne K. Leathers**

LALANNE LEATHERS,
as Personal Representative
4840 Norfolk Circle
Portage, Michigan 49024
HINSHAW & CULBERTSON LLP
Attorneys for Personal Representative
2525 Ponce de Leon Blvd., 4th Floor
Coral Gables, FL 33134
Telephone: (305) 428-5070
Facsimile: (305) 577-1063
Email: swcutler@hinshawlaw.com
By: /s/ Steven W. Cutler, Esquire
Steven W. Cutler, P.A.
Florida Bar No. 0353418
1061982/313540966.v1
August 4, 11, 2023 23-01294P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000996
IN RE: ESTATE OF
JOHN RICHARD RHODES
A/K/A JOHN R. RHODES,
Deceased.

The administration of the estate of John Richard Rhodes a/k/a John R. Rhodes, deceased, whose date of death was February 27, 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 August 4, 2023.

Personal Representative:
/s/ **John S. Rhodes**

John S. Rhodes
115 Bounty Street
Daniel Island, South Carolina 29482
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
August 4, 11, 2023 23-01295P

SECOND INSERTION

Notice of Sale
Affordable Secure Storage – Hudson
Public Notice

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. E13: Jackie Burkhardt J06: Angel Sanchez SALE NOTICE
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE
www.storageetreasures.com
On August 19th, 2023 AT OR AFTER: 11:00 AM.EST.
August 4, 11, 2023 23-01316P

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on, August 22, 2023, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line August 11, 2023, at 6:00am and ending August 22, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
Name Unit
Jenny Barrow G041
Kevin Boyce G027
Alice Brown B034
William J. Glennerster H030
Isabella McCullough G026
Joseph Prince H003
Lacie Snyder 1402
August 4, 11, 2023 23-01325P

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of JOHN LEE McCLOY, OLA MAE HASKINS, if deceased any unknown heirs or assigns, and LELAND R. HASKINS will, on August 16, 2023, at 10:00 a.m., at 39618 Persimmon Avenue, Lot #36, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1969 SKYL MOBILE HOME, VIN: SF3344C, TITLE NO.: 0003556170 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
August 4, 11, 2023 23-01312P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1120
IN RE: ESTATE OF
CRESCENSA WHITNEY,
Deceased.

The administration of the estate of CRESCENSA WHITNEY, deceased, whose date of death was May 27, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 4, 2023.
Signed on this 18th day of July, 2023.

CHERYL BLAKUT
Personal Representative

6 Rose Court
Flanders, NJ 07836
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
August 4, 11, 2023 23-01311P

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-003231-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
PHAYCHITH LYNCH, et al.,
Defendants.

TO: UNKNOWN SPOUSE OF
AGLAIA PANTELIDIS
Current Residence Unknown
UNKNOWN SPOUSE OF NIKOLAOS
PANTELIDIS

Current Residence Unknown

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

LOT 770, FOREST HILLS-UNIT NO. 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 142, 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 September 4th, 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.
08-04-2023
08-11-2023

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)

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:

2023CA003307CAAXES
MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL,
Plaintiff, v.
ABEL ELIJAH JONES; YVETTE ANN JONES; et al,
Defendants.

To the following Defendant(s):
ABEL ELIJAH JONES

(Last Known Address: 6967 Talamore Dr., Wesley Chapel, FL 33545)

UNKNOWN SPOUSE OF ABEL ELIJAH JONES

(Last Known Address: 6967 Talamore Dr., Wesley Chapel, FL 33545)

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

LOT 22, OF BLOCK 59 WATERGRASS PARCEL H-1, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 6967 TALAMORE DR., WESLEY CHAPEL, FL 33545

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidottij Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 9-5-23, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO

COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; (727) 847-8110 (V) FOR PROCEEDINGS IN NEW PORT RICHEY; (352) 521-4274, EXT. 8110 (V) FOR PROCEEDINGS IN DADE CITY AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand and the seal of this Court this day of JUL 27 2023.

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

Ghidottij Berger LLP,
Attorney for Plaintiff
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
August 4, 11, 2023 23-01288P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023CA002998CAAXES

CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL D. MCTHENIA AKA CAROL DAVIS MCTHENIA, DECEASED, et al,
Defendant(s).

To:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CAROL D. MCTHENIA AKA CAROL DAVIS MCTHENIA, DECEASED
Last Known Address: Unknown
Current Address: Unknown
CHRISTOPHER MCTHENIA
Last Known Address: 1148 BAYCREST DR WESLEY CHAPEL, FL 33544
Current Address: Unknown

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

LOT 6, BLOCK 4, THE LAKES AT NORTHWOOD PHASE 3B AND 4B, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PASCO COUNTY, FLORIDA, RECORDED IN PLAT BOOK 36, PAGE 109; SAID LANDS SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA. A/K/A 1148 BAYCREST DR WESLEY CHAPEL FL 33544

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days 9-5-23 after the first publication of the Notice of Action, 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 JUL 31, 2023.

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna-23-001472
August 4, 11, 2023 23-01306P

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.:

2023CA003585CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
GEORGE MUSMACKER A/K/A GEORGE J. MUSMACKER; CATHRYN L. MUSMACKER; UNKNOWN TENANT #1, UNKNOWN TENANT #2,
Defendant(s)

TO: CATHRYN L. MUSMACKER; UNKNOWN TENANT #1; UNKNOWN TENANT #2
LAST KNOWN ADDRESS: 1148 TAMARAC DRIVE, TARPON SPRINGS, FL 34690

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

LOT 1282, FOREST HILLS, UNIT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 1148 TAMARAC DRIVE, TARPON SPRINGS, FL 34690

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1111, Fort Lauderdale, FL, 33301 on or before September 4th, 2023, (no later than 30 days from the date of the first publication of this Notice of Action) 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 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than

seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 31st day of July, 2023.

CLERK OF THE CIRCUIT COURT
BY: /s/ Brooklyn Horner
DEPUTY CLERK

Clerk of Court of Pasco County,
Civil Division, 38053 Live Oak
Avenue, Room 205, Dade City, FL
33523

FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233
Ext. 1603 | FAX: (954) 200-7770
EMAIL: tdrosky@flwlaw.com
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO
FLA. R. JUD. ADMIN 2.516
flreservice@flwlaw.com
August 4, 11, 2023 23-01308P

SECOND INSERTION

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

CASE NO. 22-CA-000627

TORSTEN WENDL, Plaintiff, vs.

BRIAN HOLQUIN, et.al. Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Consent to Uniform Final Judgment of Foreclosure, dated April 25, 2023, and entered in case # 2022-CA-000627 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein TORSTEN WENDL is the Plaintiff, and BRIAN HOLQUIN is the Defendant. The Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash at http://www.pasco.realforeclose.com at 10:00AM on August 23, 2023, the following described property as set forth in the said Final Judgment, to wit:

Lots 10 and 11, Block 196, Town of Zephyrhills, according to the map or plat thereof as recorded in plat book 1, page 54, of the Public Records of Pasco County, Florida.

Parcel ID: 11-26-21-0010-19600-0100

Physical address: 5153 17th Street, Zephyrhills, FL 33542

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PEN-

DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee, or the Mortgagee's Attorney.

IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (963) 534-4690, within two (2) days of your receipt of this Notice of Foreclosure Sale; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 771.

Dated this 27th day of April, 2023.

By: Corrie Dutton, FLORIDA BAR NO.: 1032315

Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff

10853 Boyette Road Riverview, FL 33569

August 4, 11, 2023 23-01304P

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

CASE NO. 2022CA002056CAAXES

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

c/o U.S. Bank Trust National Association, Plaintiff, vs.

CHRISTOPHER J. VOGEL AKA CHRISTOPHER JOSEPH VOGEL, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA002056CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST

NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. Bank Trust National Association, Plaintiff, and, CHRISTOPHER J. VOGEL AKA CHRISTOPHER JOSEPH VOGEL, et al., are Defendants, Clerk of the Circuit Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 23rd day of August, 2023, the following described property:

LOT 67, WESLEY POINTE PHASES 2 & 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE(S) 27, 28 AND 29, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 pro-

vide 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 31st day of July, 2023. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.Elberg@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 21844.0337 / AJBruhn August 4, 11, 2023 23-01309P

SECOND INSERTION

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

Case No. 2022 CA 3151 ES

21ST MORTGAGE CORPORATION, Plaintiff, vs.

ADAM GILMORE, AS PERSONAL REPRESENTATIVE, AND HEIR, OF THE ESTATE OF JEFFREY STEWART GILMORE; ADAM GILMORE, AS HEIR OF THE ESTATE OF JEFFREY STEWART GILMORE; UNKNOWN SPOUSE OF ADAM GILMORE; PALM ESTATES CLUBHOUSE, INC.; and UNKNOWN TENANT Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment dated July 18, 2023 entered in Case No.: 2022 CA 3151 ES, of the Circuit Court in and for Pasco County, Florida, wherein ADAM GILMORE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY STEWART GILMORE; ADAM GILMORE, AS HEIR OF THE ESTATE OF JEFFREY STEWART GILMORE; UNKNOWN SPOUSE OF ADAM GILMORE; and PALM ESTATES CLUBHOUSE, INC. are the Defendants, that Nikki Alvarez-Sowles, The Clerk of The Court will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on August 23, 2023 at 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal: LOT 52, PALM ESTATES 2ND ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 2020 SKYLINE 36X14 MODEL

MANUFACTURED HOME BEARING SERIAL NO.:

FL239000HA010506A.

NOTICE 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.

NOTICE 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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770

By: /s/ Leslie White

Leslie S. White, for the firm

Florida Bar No. 521078

Telephone 407-841-1200

Facsimile 407-423-1831

primary email: lwhite@deanmead.com

secondary email: bransom@deanmead.com

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.

Attn: Leslie S. White

Post Office Box 2346

Orlando, FL 32802-2346

O4292434.v1

August 4, 11, 2023 23-01292P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL DIVISION

CASE NO. 2023CA000058CAAXES

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.

MICHELE A. CALMBACHER A/K/A MICHELE A. SCAGLIONE; RONALD A. SCAGLIONE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 26, 2023, and entered in Case No. 2023CA000058CAAXES of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and MICHELE A. CALMBACHER A/K/A MICHELE A. SCAGLIONE; RONALD A. SCAGLIONE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m.,

on September 11, 2023 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, LAKE SHARON ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 5, PAGE 23, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED August 1, 2023.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

Service E-mail: answers@dallegal.com

1496-184362 / TM1

August 4, 11, 2023 23-01326P

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.:

2022CA002087CAAXES

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

LIONEL NESTOR SARDINAS, JR., MIKI LYNNE SARDINAS, SABLE RIDGE HOMEOWNERS' ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of July, 2023, and entered in Case No. 2022CA002087CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and LIONEL NESTOR SARDINAS, JR., MIKI LYNNE SARDINAS, and SABLE RIDGE HOMEOWNERS' ASSOCIATION, INC. are defendants.

Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 AM on the 25th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 17, SABLE RIDGE, PHASE 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 31st day of July 2023.

By: /s/ Carly Johansson

Carly Johansson

Bar No. 649430

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

22FL373-1068

August 4, 11, 2023 23-01300P

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.

2019CA002650CAAXWS

Freedom Mortgage Corporation, Plaintiff, vs.

Ed Boyle a/k/a Edward Thomas Boyle a/k/a Edward T. Boyle, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA002650CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ed Boyle a/k/a Edward Thomas Boyle a/k/a Edward T. Boyle; The Estates of Beacon Woods Golf & Country Club Property Owners Association, Inc.; HELEN S. SPARKS are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 5th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 171, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 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. 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 26th day of July, 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-F01932

August 4, 11, 2023 23-01277P

SECOND INSERTION

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

Case No. 2023-CA-003356

SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs.

SANDRA BECK, et al. Defendants.

TO: UNKNOWN SPOUSE OF SANDRA BECK

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

3407 CLOVER BLOSSOM CIRCLE LAND O' LAKES, FL 34638

SANDRA BECK

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

3407 CLOVER BLOSSOM CIR LAND O' LAKES, FL 33618

UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

3407 CLOVER BLOSSOM LAND O LAKES, FL 34638

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

08-04-2023

08-11-2023

LOT 13, BLOCK 11 OF SUN-COAST MEADOWS - INCREMENT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638 has been filed against you and you are required to serve a copy of your

written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before September 4th, 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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: July 26, 2023.

CLERK OF THE COURT

Honorable Nikki Alvarez-Sowles, Esq.

P.O. Drawer 338

New Port Richey, Florida 34656-0338

(COURT SEAL)

By: /s/ Brooklyn Horner

Deputy Clerk

David R. Byars

Kass Shuler, P.A.,

plaintiff's attorney

P.O. Box 800

Tampa, Florida 33601

(813) 229-0900

246300/2321532/wlp

August 4, 11, 2023 23-01286P

SECOND INSERTION

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

Case No.:

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-000920
IN RE: ESTATE OF
TERESA M. BASS,
Deceased.

The administration of the estate of TERESA M. BASS, deceased, whose date of death was March 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 4, 2023.

DALE BASS

Personal Representative
13554 Crest Lake Drive
Hudson, FL 34669

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:
jrivers@hnh-law.com
August 4, 11, 2023 23-01285P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512023CP001149CPAXWS
Division I/J
IN RE: ESTATE OF
JOSEPH CONSTANTINO AKA
JOSEPH G. CONSTANTINO
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOSEPH CONSTANTINO aka JOSEPH G. CONSTANTINO, deceased, File Number 512023CP001149CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338; that the decedent's date of death was June 13, 2023; that the total value of the estate is \$50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
RICHARD S. CONSTANTINO
17 Hilary Drive
Bayville, NY 11709

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 4, 2023.

Person Giving Notice:

RICHARD S. CONSTANTINO
17 Hilary Drive
Bayville, New York 11709
Attorney for Person Giving Notice
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
August 4, 11, 2023 23-01296P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0863-WS
IN RE: ESTATE OF
MARY A. DICAIRANO
Deceased.

The administration of the estate of MARY A. DICAIRANO, deceased, whose date of death was August 23, 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 August 4, 2023.

Personal Representative:

ANTHONY DICAIRANO
9115 Derby Lane
Port Richey, FL 34668
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
August 4, 11, 2023 23-01307P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2023CP000138CPAXWS
IN RE: ESTATE OF
CARLENE ANGELISE FRITH
A/K/A CARLENE ANGELISE
BAILEY FRITH,
Deceased.

The administration of the Estate of Carlene Angelise Frith a/k/a Carlene Angelise Bailey Frith, deceased, whose date of death was January 26, 2021, 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 WITHIN 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 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 August 4, 2023.

Personal Representative:

Lisa McGlothen
c/o: Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMuralt@bja-law.com
August 4, 11, 2023 23-01322P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 23-CP-001035
IN RE: ESTATE OF
VERNON KEITH PHELPS,
Deceased.

The administration of the Estate of Vernon Keith Phelps, deceased, whose date of death was 12/4/2022, Case Number 23-CP-001035, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 SO FILED 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 the 4 day of August 2023

Personal Representative:

Christopher Ryan Phelps,
3720 Beacon Square Dr.,
Holiday, FL 34691
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
August 4, 11, 2023 23-01301P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0659-WS
IN RE: ESTATE OF
ANNIE LUCILLE SMITH
CHESTER a/k/a
ANNIE LUCILLE CHESTER a/k/a
LUCILLE S. CHESTER
Deceased.

The administration of the estate of Annie Lucille Smith Chester a/k/a Annie Lucille Chester a/k/a Lucille S. Chester, deceased, whose date of death was July 2, 2021, 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 August 4, 2023.

Personal Representative:

WILLIAM DARRELL CHESTER
18434 New London Ave.
Land O'Lakes, FL 34638
Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
August 4, 11, 2023 23-01317P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1102
IN RE: ESTATE OF
RAYMOND S. JOZWIK,
aka RAYMOND STANLEY
JOZWIK
Deceased.

The administration of the estate of RAYMOND S. JOZWIK, also known as RAYMOND STANLEY JOZWIK, deceased, whose date of death was April 30, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 4, 2023.

Signed on this 29th day of June, 2023.

ALEXANDRA LYNN JOZWIK

Personal Representative
103 Lincoln Avenue
New Castle, DE 19720
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
August 4, 11, 2023 23-01323P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000972CPAXWS
IN RE: ESTATE OF
GLENN PLEICKHARDT, A/K/A
GLENN STEVEN PLEICKHARDT
Deceased.

The administration of the estate of Glenn Pleickhardt, a/k/a Glenn Steven Pleickhardt, deceased, whose date of death was December 24, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 4, 2023.

Personal Representative:

Vita Pleickhardt
9836 Tradewinds Dr.
Port Richey, Florida 34668
Attorney for Personal Representative:
Vonya Z. Lance
Attorney for Personal Representative
Florida Bar Number: 628581
SHUMAKER LOOP &
KENDRICK LLP
101 E. Kennedy Blvd., Suite 2800
Tampa, FL 33602
Telephone: (813) 229-7600
Fax: (813) 229-1660
E-Mail: vlance@shumaker.com
Secondary E-Mail:
tmcintyre@shumaker.com
August 4, 11, 2023 23-01314P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512023CP001186CPAXWS
Division I/J
IN RE: ESTATE OF
PATRICIA A. RIGNEY AKA
PATRICIA ANNE RIGNEY
Deceased.

The administration of the estate of PATRICIA A. RIGNEY aka PATRICIA ANNE RIGNEY, deceased, whose date of death was June 18, 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 August 4, 2023.

Personal Representative:

DEBRA SUE GEORGE
5366 School Road
New Port Richey, Florida 34652
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
August 4, 11, 2023 23-01310P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001191
IN RE: ESTATE OF
EDMUND SUTHERLAND
GAMBLE a/k/a
NED GAMBLE
Deceased.

The administration of the estate of Edmund Sutherland Gamble, deceased, whose date of death was October 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 4, 2023.

Personal Representative:

Teresa Diane Gordon-Gamble
5901 Haydens Cove
Austin, Texas 78730
Attorney and Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
August 4, 11, 2023 23-01319P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA IN AND
FOR PASCO COUNTY PROBATE,
GUARDIANSHIP AND TRUST
DIVISION
UCN: 512023CP001156CPAXES
IN RE: ESTATE OF
RENE LORENZO-LUACES,
DECEASED.

The administration of the estate of Rene Lorenzo-Luaces, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, UCN: 512023CP001156CPAXES, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the personal representative and the personal representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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.

DATE OF FIRST PUBLICATION of this Notice to Creditors: August 4, 2023

/s/ Loretta Noelle

Lorenzo-Luaces
LORETTA NOELLE
LORENZO-LUACES
6001 Thomas Circle
Land O' Lakes, Florida 34638
Personal Representative
/s/ Merritt Gardner
Merritt A. Gardner
Florida Bar No. 2109900
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
August 4, 11, 2023 23-01297P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-0743-ES
IN RE: ESTATE OF
GARY EUBANK
Deceased.

The administration of the estate of GARY EUBANK, deceased, whose date of death was February 9, 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 August 4, 2023.

Personal Representative:

RORY ANNE EUBANK
3531 Grand Forks Dr.
Land O' Lakes, Florida 34639
Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
August 4, 11, 2023 23-01320P

SECOND INSERTION

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

Case No.: 512023CA000072CAAXES RDPD V, LLC, a Florida limited liability company, Plaintiff, v.

E.R. SMITH A/K/A ERNEST R. SMITH; GEORGE CORY; REUBEN BROOKS; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; DAN MCKENZIE; MELBA DIX; E.G. STONE; MARYANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE AND NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; GENEVIEVE CROOKS; JOHN K.

KEYES; JAMES LILLY, TRUSTEE; BEN SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; ROY T. ANDERSON, OR HIS SUCCESSORS, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; WALLACE CHRISTENSEN; E.C. WARD; H.C. WARD; J.A. JONES, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on July 26, 2023, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512023CA000072CAAXES, the undersigned Clerk will sell the subsurface oil, gas and mineral rights, including roy-

alties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, at public sale, to the highest and best bidder for cash on Wednesday, September 6, 2023 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ Leonard H. Johnson
Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Telephone: (813) 2250-2500
Primary: lenj@jpfirm.com
Secondary: sheadam@jpfirm.com
Attorneys for Plaintiff
www.jpfirm.com
August 4, 11, 2023 23-01283P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT STATE OF FLORIDA, IN AND FOR PASCO COUNTY

PROBATE DIVISION
FILE NO.: 2023-CP-000019CPAXES
IN RE: M.P.-S. A Minor
Deceased.

The administration of the estate of M.P.-S., a minor, deceased, whose date of death was February 2, 2019 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2023-CP-000019; 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, including unmaturing, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 August 4, 2023.

Petitioner
Tichelle Lasahy Spencer
318 S 62nd Street
Philadelphia PA 19143
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
August 4, 11, 2023 23-01327P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022-CA-000958

EPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HYEIM YOO, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated July 26, 2023, in Case No.: 2022-CA-000958 of the Circuit Court in and for Pasco County, Florida, wherein EPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HYEIM YOO, et al., are the Defendants The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 7, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 87, Block 28, EPERSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the plat as recorded in Plat Book 77, Pages 54 through 59, 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 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: July 26, 2023
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
August 4, 11, 2023 23-01276P

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE: 2023-CC-001739

IBIS HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, PLAINTIFF, VS. M&H PROJECT 1, LLC; Defendant.

TO: M&H PROJECT 1, LLC
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

Lot 11, IBIS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 37, Pages 113 and 114, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 3028 Sheppards Crook Court, Holiday, FL 34691
08-04-2023
08-11-2023

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the

first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 27 day of July, 2023
NIKKI ALVAREZ-SOWLES
Circuit and County Courts
(SEAL) By: /s/ Brooklyn Horner
Deputy Clerk

MANKIN LAW GROUP,
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212,
Clearwater, FL 33761
August 4, 11, 2023 23-01290P

SECOND INSERTION

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

CASE NO.: 2023-CA-003151
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. WENDIE E. LUBIN, ET AL., DEFENDANTS.

TO: Freda B. Bronsky
Last Known Address: 11117 Twosome Dr, San Antonio, FL 33576
Current Residence: UNKNOWN

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

LOT 378, TAMPA BAY GOLF AND TENNIS CLUB - PHASE II B, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 81 THROUGH 86, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 9-5-23, a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court

either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this JUL 27 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
By: /s/Patty Hoogewind
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
Aug. 4, 11, 2023 23-01299P

SECOND INSERTION

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

Case No. 2022-CC-004310
CAV HOMEOWNERS COOPERATIVE, INC., Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DECEASED, UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 25, 2023 entered in the above styled case, Case No. 2022-CC-004310 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CAV HOMEOWNERS COOPERATIVE, INC. is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN S. FLEMING, DECEASED, is the Defendant, that NIKKI ALVAREZ-SOWLES, The Pasco County Clerk & Comptroller, will sell the following property, in PASCO County, Florida, described as:

UNIT #R-000181, OF COUNTRY AIRE VILLAGE, A COOPERATIVE, ACCORDING TO EXHIBIT "A", PLOT PLAN OF THE MASTER PROPRIETARY LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 1463, PAGES 0789-0819, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 6446 Wayside Lane Zephyrhills, FL 33542

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

gust 30, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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 Notice of Sale please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 26th day of July 2023.
By: /s/ Robert Todd
ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address:
AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
August 4, 11, 2023 23-01278P

SECOND INSERTION

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

CASE NO.: 2022-CA-002878
JURY TRIAL DEMANDED
GREGORY DIAZ, Plaintiff, v. MELISSA PETTY, MARIE PETTY and STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY Defendants.

TO: MELISSA PETTY
Whose Residence are: Unknown
Whose Last Known Mailing Addresses are: 14019 Bream Dr., Hudson, FL 34669

YOU ARE HEREBY NOTIFIED that an action regarding an auto accident in Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on a Plaintiff's attorney, Ralph M. Guito, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602, on or before September 4th, 2023 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.

DATED this 28th day of July, 2023.
Clerk of Court, Pasco County, Florida
(SEAL) By: /s/ Brooklyn Horner
Deputy Clerk

Ralph M. Guito, Esquire,
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.,
500 E. Kennedy Blvd., Suite 200,
Tampa, Florida 33602
August 4, 11, 18, 25, 2023 23-01291P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2023CC000916CCAXWS
PAWNEE LEASING CORPORATION, Plaintiff, vs. AVCO MATERIALS AND SERVICES, INC., d/b/a AVCO MARINE CONSTRUCTION, and EDWARD J. AVELLA, Defendants.

To: Edward J. Avella
14337 Beauty Circle
Hudson, FL 34667

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by September 4th, 2023 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

08-04-2023
08-11-2023
08-18-2023
08-25-2023

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 27th day of July, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
Clerk of the Court
(SEAL) BY: /s/Brooklyn Horner
Deputy Clerk

Robert A. Solove, Esq.,
Plaintiff's attorney,
Solove Law Firm, P.A.,
P.O. Box 560608,
Miami, Florida 33256
August 4, 11, 18, 25, 2023

23-01289P