PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under fictitious name of Ridge Haven Health and Rehabilitation Center located at 4927 Voorhees Road, in the County of Pasco in the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at LEON, Florida, this 24th day of August, 2023. Voorhees Road OPCO LLC 23-01494P September 1, 2023

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 TAMPA TRIBE LACROSSE, located at 5450 BRUCE B DOWNS BLVD, BOX 304, in the City of WESLEY CHAPEL, County of Pasco, State of FL, 33544, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of August, 2023. WESLEY CHAPEL ATHLETIC ASSOCIATION, INC. 5450 BRUCE B DOWNS BLVD, BOX ATHLETIC 304 WESLEY CHAPEL, FL 33544 September 1, 2023 23-01497P

FIRST 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. A20: Ramon Hernandez A21: Ramon Hernandez SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com On September 16th , 2023 AT OR AFTER: 11:00 AM.EST.

September 1, 8, 2023 23-01501P

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 Keen's Buildings-Dade City located at 20229 US 301, in the County of Pasco, in the City of Dade City, Florida 33523 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dade City, Florida, this 28 day of August, 2023. Aimes Building Source LLC 23-01502P September 1, 2023

FIRST INSERTION

Notice is hereby given that JARRICA RANKIN, CHARITY EDMOND,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-928-WS IN RE: ESTATE OF JOSEPH ALOYSIUS QUICK, A/K/A JOSEPH A. QUICK

Deceased. The administration of the estate of Joseph Aloysius Quick, a/k/a Joseph A. Quick, deceased, whose date of death was September 5, 2021, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is West Pasco Judicial Center. 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is September 1, 2023. Personal Representative:

/s/Zachary A. Quick Zachary A. Quick

3200 N.W. 65th St., Apt. B-1 Seattle, Washington 98117 Attorney for Personal Representative: /s/Richard A. Venditti Richard A. Venditti, Esquire Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com 23-01488P September 1, 8, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001257CPAXES IN RE: ESTATE OF NORMAN FRANK CRUTCHFIELD a/k/a NORMAN FRANK CRUTCHFIELD, JR. a/k/a NORMAN F. CRUTCHFIELD,

FIRST INSERTION

Deceased. The administration of the estate of NORMAN FRANK CRUTCHFIELD a/k/a NORMAN FRANK CRUTCH-FIELD, JR. a/k/a NORMAN F. CRUTCHFIELD, deceased, whose date of death was July 1, 2023, 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 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 SEC-TION 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 September 1, 2023. PAUL ANDREW CRUTCHFIELD

Personal Representative 3502 Henderson Blvd. Ste. 3527 Tampa, FL 33609 James P. Hines, Jr. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: lmartinez@hnh-law.com September 1, 8, 2023 23-01490P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001073 Division: PROBATE IN RE: ESTATE OF PATRICIA A. GODFREY Deceased.

The administration of the estate of Patricia A. Godfrey, 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 38053 Live Oak Avenue, Dade City, Florida, 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is September 1, 2023. Personal Representative: Rose E. Reardon 37027 Lakota Ct Zephyrhills, FL 33542 Attorney for Personal Representative: C. Blake Holtzhower, Attorney Florida Bar Number: 1027797 The Law Office of Laurie R. Chane 14206 5th Street Dade City, Florida 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: Blake@chanelaw.com Secondary E-Mail: 23-01489P

FIRST INSERTION NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001238 IN RE: ESTATE OF

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Blenda L. Stuiso, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was June 3, 2023; that the total value of the estate is \$64,279.93 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1224 IN RE: ESTATE OF JAMES L. BERRY Deceased.

The administration of the estate of James L. Berry, deceased, whose date of death was June 16, 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 attor-ney 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is September 1, 2023. Personal Representative: Sandra Utterback-Berry 19429 Weymouth Dr.

Land O Lakes, Florida 34638 Attorney for Personal Representative: /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq. FBN: 883591 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmklaw.com Secondary Email: transcribe123@gmail.com September 1, 8, 2023 23-01496P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1354 IN RE: ESTATE OF FRANKLIN R. VAN AKEN,

The administration of the estate of FRANKLIN R. VAN AKEN, deceased, whose date of death was October 27, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richev, 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

FIRST INSERTION

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

CASE NO. 2022-CC-004468-WS COLONY LAKES HOMEOWNERS ASSOCIATION OF PASCO COUNTY, INC.

Plaintiff, vs.

JOHN MITCHELL, MARIE MITCHELL, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 **Defendants.** Notice is hereby given that pursuant to

the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described as:

Lot 28, COLONY LAKES, a subdivision, according to the map or plat thereof, as recorded in Plat Book 56, Pages 24 through 40, inclusive, in the Public Records of Pasco County, Florida.

at public sale, to the high-est and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 23rd day of October, 2023.

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

DATED this 29th day of August, 2023.

FRISCIA & ROSS, P.A. /s/ Brenton Ross Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff September 1, 8, 2023 23-01499P



NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2020CA002264CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL3. Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES

FIRST INSERTION

for cash at, www.pasco.realforeclose. com, beginning at 11:00 am on the 26th day of September, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 18, TOWN AND COUN-

TRY VILLAS, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 6, PAGE 9, PUBLIC RE-CORDS 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 ntact the Public Information Dept.

service@chanelaw.com September 1, 8, 2023

BLENDA L. STUISO

ABOVE ESTATE:

Deceased.

OWNERS, desiring to engage in business under the fictitious name of GOLDEN HEARTS SERVICES located at 1388 ZION ARCHES LANE. WESLEY CHAPEL, FLORIDA 33543 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. 23-01503P

September 1, 2023



CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KIMBERLY RICHIE A/K/A KIMBERLEY ANN RICHIE A/K/A KIM RICHIE, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA002264CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series Pass-Through Certificates, Series 2005-AHL3 is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kimberly Richie a/k/a Kimberley Ann Richie a/k/a Kim Richie, Deceased: Ann Marie Goodwin are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder

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 hear-ing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29th day of August, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File No. 19-F02676 September 1, 8, 2023 23-01505P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online

Jesse Stuiso 6126 Kimball Court Spring Hill, FL 34606 Sara Carr 9230 Lido Lane Port Richey, FL 34668 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 September 1, 2023. Person Giving Notice:

Sara Carr

9230 Lido Lane Port Richey, Florida 34668 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 September 1, 8, 2023 23-01495P 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 SEC-TION 733.702 WILL BE FOREVER BARRED

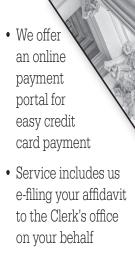
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: September 1, 2023.

Signed on this 8th day of August, 2023.

FRANKLIN JAMES VAN

AKEN Personal Representative 4499 Meadowood Street Jackson, MI 49201 Wavne 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 September 1, 8, 2023 23-01500P

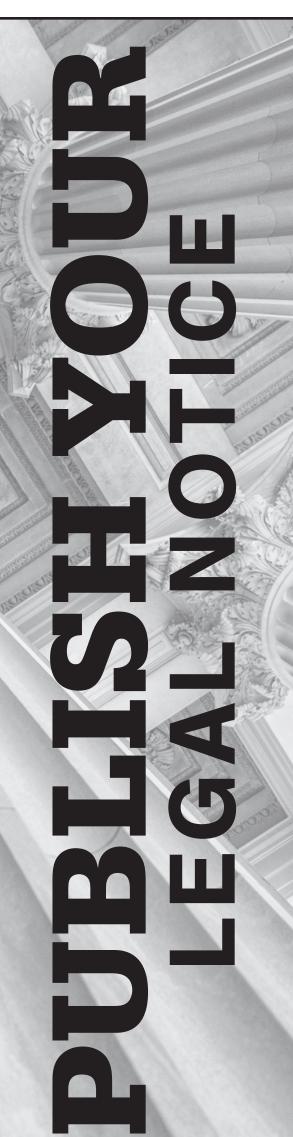


• Simply email your notice to legal@ businessobserverfl.com



BUSINESS OBSERVER

PASCO COUNTY



FIRST INSERTION

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

2023CA003562CAAXWS MIDFIRST BANK Plaintiff, v. DEBORAH L. MCCALLEN A/K/A

DEBORAH MCCALLEN, ET AL. Defendants. DEBORAH L. MCCALLEN TO:

A/K/A DEBORAH MCCALLEN Current residence unknown, but whose last know address was: 7200 BALTUS-ROL DR, NEW PORT RICHEY, FL 34654-5901

TO: THE UNKNOWN SUCCESSOR TRUSTEE OF THE BETTY L. MC-CALLEN TRUST AGREEMENT DAT-ED 3/26/1998 A/K/A THE BETTY L. MCCALLEN REVOCABLE LIVING TRUST, DATED MARCH 26, 1998

Current residence unknown, but whose last known address was: 7200 BAL-TUSROL DR, NEW PORT RICHEY, FL 34654-5901 TO: JOSEPH MCCALLEN AS SUC-

CESSOR TRUSTEE OF THE BETTY L. MCCALLEN TRUST AGREE-MENT DATED 3/26/1998 A/K/A THE BETTY L. MCCALLEN REVOCABLE LIVING TRUST, DATED MARCH 26, 1998

Current residence unknown, but whose last known address was: 7200 BAL-TUSROL DR, NEW PORT RICHEY, FL 34654-5901

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

LOT 23, HUNT RIDGE UNIT 11 TALL PINES AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF. AS RECORD-ED IN PLAT BOOK 24, PAGE(S) 77 AND 78, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/2/23 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 dis-ability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-vision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, 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 recieving 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 24, 2023

Nikki Alvarez-Sowles, Esq. - AES Clerk of the Circuit Court (SEAL) By: /s/ Patty Hoogewind Deputy Clerk EXL LEGAL, PLLC, Plaintiff's attorney

12425 28th Street North Suite 200 St. Petersburg, FL 33716 1000009038 September 1, 8, 2023 23-01492P

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. 51-2022-CA-001020 NEWREZ, LLC DBA SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. KENNETH FLICK AND JUDITH

FLICK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 9, 2023, and entered in 51-2022-CA-001020 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ, LLC DBA SHELLPOINT MORTGAGE SERVIC-ING is the Plaintiff and KENNETH FLICK; JUDITH FLICK; CONCORD STATION COMMUNITY ASSOCIA-TION, 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 25, 2023, the following described property as set forth

in said Final Judgment, to wit: LOT 19, BLOCK A, CONCORD STATION PHASE 1-UNITS "A" AND "B", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3415 CHESS-INGTON DR, LAND O LAKES, FL 346385

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

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this 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

tation services. Dated this 28 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:

for information regarding transpor-

FIRST INSERTION

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

CASE NO .: 2023CA003108CAAXWS PENNYMAC LOAN SERVICES,

LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DENNIS MCCARTY, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF DENNIS MCCARTY Current Residence Unknown MATTHEW POWERS

Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 11, SPRING LAKE UNIT 40 TALL PINES AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 94 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before October 2nd, 2023, a date at least thir-

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR

PASCO COUNTY CIVIL DIVISION Case No. 2022CA001315CAAXWS

Division J3 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, GRANTEES OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED; WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD, AS KNOWN HEIR OF TRUMAN J. SCOTT A/K/A TRUMAN SCOTT, DECEASED , FIFTH THIRD BANK, NATIONAL

ASSOCIATION; UNKNOWN SPOUSE OF WILLIAM WHITEHEAD A/K/A BILL WHITEHEAD, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 22, 2023, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles. Esq., Clerk of the Circuit Court, will ell the property situated in Pasco County, Florida described as: LOT 909, REGENCY PARK

UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 7330 PAR-ROT DR, PORT RICHEY, FL 34668; including the building, appurtenances,

ty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the

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

WITNESS my hand and the seal of this Court this 25 day of August, 2023. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court By /s/ Brooklyn Horner As Deputy Clerk

De Cubas & Lewis, P.A. Attorney for Plaintiff PO BOX 5026. CORAL SPRINGS, FL 33310 23-00015 September 1, 8, 2023 23-01491P

and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on October 9, 2023 at 11:00 A.M..

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this noti-fication 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 August 29, 2023 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com September 1, 8, 2023 23-01504P

If the sale is set aside for any reason,

FIRST INSERTION

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 County name from the menu option

or email legal@businessobserverfl.com



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

dsalem@raslg.com 20-066560 - RyC September 1, 8, 2023 23-01498P



Must the chosen newspaper website be connected to a qualified newspaper in the county to which the legal notice pertains?

Yes, the new law (Florida House Bill 35) requires this.

VIEW NOTICES ONLINE AT ${\tt Legals. Business Observer FL. com}$

To publish your legal notice call: 941-906-9386

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023-CA-003066 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. GUY NAPOLITANO, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on October 17, 2023, at 11:00 a.m. ET, via the online auction site at www. pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to

Lot Four Hundred Forty Eight (448) of ALOHA GARDENS, UNIT SIX, as Per Plat Thereof Recorded in Plat Book 10, Pages 69 and 70 of the Public Records of Pasco County, Florida. Property Address: 3352 Truman Drive, Holiday, FL 34691 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as

unclaimed.

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

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

SUBMITTED on this 25th day of August, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 September 1, 8, 2023 23-01493P

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





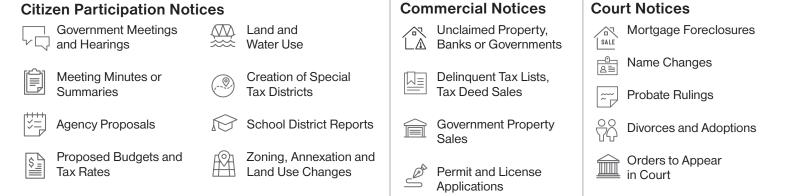
Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in

all 50 states

Court Notices



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

SUBSEQUENT INSERTIONS

FOURTH 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

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,

Plaintiffs, 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 FOR-ESTDALE DRIVE, HUDSON, FL 34667

has been filed by Plaintiff, JAMES LI. and you are required to serve a copy of

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001216-CPAXWS IN RE: ESTATE OF JEFFREY LEE HOUSER Deceased.

The administration of the estate of Jeffrey Lee Houser, deceased, whose date of death was June 13, 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 Road, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is August 25, 2023. Personal Representative:

/s/Jeromy Houser Jeromy Houser 2608 Maylin Drive Trinity, Florida 34655

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

FOURTH INSERTION

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;

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY. FLORIDA PROBATE DIVISION Case No. 2023CP001132CPAXWS Division: Probate West Side IN RE: ESTATE OF DENIA DIEGUEZ Deceased.

The administration of the estate of DE-NIA DIEGUEZ, deceased, whose date of death was April 24, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 25, 2023. Personal Representative:

/s/ John Dieguez

John Dieguez 4307 Avenue Cannes Lutz, Florida 33558

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

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

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 23-01361P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001278CPAXWS Division I/J IN RE: ESTATE OF PAULETTE ZBIKOWSKI

The administration of the estate of PAULETTE ZBIKOWSKI aka PAU-LETTE J. ZBIKOWSKI, deceased whose date of death was June 14, 2023, is pending in the Circuit Court for Pasco address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal repre-

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 CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

GARY SIMONE

Lakewood, New Jersev 08701 Attorney for Personal Re sentative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com Aug. 25; Sept. 1, 2023 23-01442P

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

FLORIDA CASE NO.: 2023CA003267CAAXES NEIGHBORHOOD MORTGAGE SOLUTIONS, LLC, Plaintiff. vs. ESTATE OF EDWARD V. SEARLES, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EDWARD V. SEARLES, DECEASED; EDWARD GENE SEARLES; LAURA LYNN BULMER: SHELLY MARIE SABUDA F/K/A SHELLY MARIE **BULMER; LISA ANNETTE BULMER: ELIZABETH LUCILLE** SWANK; KENNETH MARVIN FERN; WILLIAM FRANK FERN, JR.: SUNCOAST CREDIT UNION;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: LISA ANNETTE BULMER (Current Residence Unknown) (Last Known Address(es)) 1037 LEVONA STREET **YPSILANTI, MI 48198** 1365 BORGSTROM AVE YPSILANTI, MI 48198 ESTATE OF EDWARD V. SEARLES, DECEASED (Last Known Address) 4526 RYALS ROAD

ZEPHYRHILLS, FL 33541 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF ED-WARD V. SEARLES, DECEASED (Last Known Address) 4526 RYALS ROAD

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2023-CC-002350

DYW MORTGAGE CAPITAL, INC.,

THE UNKNOWN SPOUSE. HEIRS

DEVISEES, BENEFICIARIES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHER

GRANTEES, ASSIGNEES,

PARTIES CLAIMING AN

DECEASED, ET AL.,

Defendants.

FL 33543

FL 33543

18104

INTEREST BY, THROUGH, UNDER OR AGAINST THE

ESTATE OF KEVIN L. BROOKS,

TO: THE UNKNOWN SPOUSE,

HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

INTEREST, THROUGH, UNDER OR

AGAINST THE ESTATE OF KEVIN

34321 Countryside Drive, Zephyrhills,

Whose last known residence(s) is:

2175 Pirma Avenue, Allentown, PA

TIMBER LAKE ESTATES HOME-

Whose last known residence(s) is:

And ANY AND ALL UNKNOWN

PARTIES CLAIMING BY,

3125 Hidden Lake Drive, Zephyrhills,

THROUGH, UNDER AND AGAINST

L. BROOKS, DECEASED

OWNERS CLUB, INC.

OTHER PARTIES CLAIMING AN

Plaintiff, vs.

ZEPHYRHILLS, FL 33541 ALL OTHER UNKNOWN PARTIES,

INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PER-SONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DE-VISEES. GRANTEES. CREDITORS. AND ALL OTHER PARTIES CLAIM-ING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPO-RATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIM-ING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFEN-

SECOND INSERTION

DANTS (Last Known Address) 4526 RYALS BOAD ZEPHYRHILLS, FL 33541

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 1/2 OF TRACT 59,

ZEPHYRHILLS COLONY COM-PANY LANDS, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS **RECORDED IN PLAT BOOK 2.** PAGE 1, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1995 PALM MO-BILE HOME ID NUMBERS PH097748AFL AND PH-097748BFL

A/K/A: 4526 RYALS ROAD, ZEPHYRHILLS, FL 33541.

has been filed against you and you are required to serve a copy of your written defenses, if any to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442... Attorney for Plaintiff, on or before Sep

tember 25, 2023, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint.

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

Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richev, 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 the seal of this Court this 16th day of August, 2023.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and/ or Comptroller (SEAL) By /s/ Brooklyn Horner As Deputy Clerk

Brian L. Rosaler,

0200

Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442 Attorney for Plaintiff 23-50567 Aug. 25; Sept. 1, 2023 23-01436P

SECOND INSERTION in the above proceeding with the Clerk

of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, thirty $(\bar{3}0)$ days of the first publication of this Notice or by September 11th, 2023, the nature of this proceeding being a suit for foreclosure of mortgage against the following described prop-

erty, to wit: PARCEL 20, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE I, AND THE UNDI-VIDED PERCENTAGE OF IN-TEREST OR SHARE IN THE COMMON ELEMENTS APPUR-TENANT THERETO IN ACCOR-DANCE WITH AND SUBJECT TO THE COVENANTS, CONDI-TIONS, RESTRICTIONS, EASE-MENTS, TERMS AND OTHER PROVISIONS OF THE DECLA-RATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, CONDOMINIUM, PHASE Α I, AS RECORDED IN OFFI-CIAL RECORD BOOK 1369, PAGES 484 THROUGH 537 AND AMENDED IN OFFICIAL RECORD BOOK 1372, PAGES 598 TO 602 AND THEREBY SUPPLEMENTED BY OFFICIAL RECORD BOOK 1468, PAGE 133 AND THEREBY AMENDED IN OFFICIAL RECORD BOOK 1468, PAGE 141, AND OFFICIAL 481, AND THE PLAT THEREOF RECORDED IN CONDOMIN-IUM PLAT BOOK 1, PAGES 33 THHROUGH 36, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS AND/OR SUP-PLEMENTS THERETO. Together with 1986 BERK Mobile Home ID #FLBS2AG143208177 and FLBS2BG143208177 APN #: 19-26-21-0040-00000-

A/K/A: 34321 COUNTRYSIDE DR., ZEPHYRHILLS, FL 33543 If you fail to file your response or answer, if any, in the above proceed-

ing with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw. com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this 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 transporta-tion to court should contact their local public transportation providers for information regarding transportation services.

DATED at Pasco County this of August, 2023. Clerk of the Circuit Court By /s/Brooklyn Horner Deputy Clerk

Aug. 11, 18, 25; Sept. 1, 2023 SECOND INSERTION

AKA PAULETTE J. ZBIKOWSKI

Deceased.

County, Florida, Probate Division. the sentative's attorney are set forth below.

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.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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 25, 2023.

Personal Representative:

10 Winding River Court

Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq Florida Bar Number: 479240 Verras Law, P.A. 31640 US 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 Aug. 25; Sept. 1, 2023 23-01438P

Attorney for Personal Representative /s/ Michelangelo Mortellaro Michelangelo Mortellaro, Attorney Florida Bar Number: 0032683 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 E-Mail: mmortellaro@mortellarolaw.com Secondary E-Mail: cvnthia@mortellarolaw.com Aug. 25; Sept. 1, 2023 23-01450P AL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are Unknown YOU ARE HEREBY required to file your answer or written defenses, if any,

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A. PO Box 5162, Largo, FL 33779. telephone (727) 538-4160, facsimile (727) 240-4972, email service@dwaldmanlaw.com.

23-01454P Aug. 25; Sept. 1, 2023

Ξ SARASOTA • MANATEE • HILLSBOROUGH PASCO • PINELLAS • POLK • LEE COLLIER • CHARLOTTE FLORIDA'S NEWSPAPER FOR THE C-SUITE **Email your Legal Notice** legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2022CP001847CP IN RE: ESTATE OF MARILYN LOUISE HOPKINS Deceased.

The administration of the estate of Marilyn Louise Hopkins, deceased, whose date of death was April 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd. New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other people 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is Friday, August 25, 2023. Attorney for Personal Representative: /s/ Jason Haber Jason Haber, Esq. Florida Bar No.: 041119 Haber Blank LLP 888 South Andrews Avenue, Suite 201 Fort Lauderdale, Florida 33316 Telephone: (954) 767-0300 Fax: (954) 949-0510 E-Mail: eservice@haberblank.com 23-01441P Aug. 25; Sept. 1, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001262CPAXWS Division I/J IN RE: ESTATE OF JON LEMASTERS AKA JON A. LEMASTERS AKA JON ATLEE LEMASTERS AKA MARK STEVEN KINION Deceased.

The administration of the estate of JON LEMASTERS aka JON A. LE-MASTERS aka JON ATLEE LEMAS-TERS aka MARK STEVEN KINION, deceased, whose date of death was June 22, 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 BE-FORE 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 NO-

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001241 IN RE: ESTATE OF KATHLEEN CHANDLER Deceased.

The administration of the estate of Kathleen Chandler, deceased, whose date of death was December 5, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is August 25, 2023.

Personal Representative: Van Ray Chandler, II 13504 Clubside Drive Tampa, Florida 33624 Attorney for 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 Aug. 25; Sept. 1, 2023 23-01455P

SECOND INSERTION NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512023CP001230CPAXWS Division I/J IN RE: ESTATE OF LORETTA E. BEACON 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 LO-RETTA E. BEACON, deceased, File Number 512023CP001230CPAXWS, 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 LYNN A. LUBEY 8119 Gold Cup Lane Bowie, MD 20715 ALAN PAUL FITZGERALD 5309 Wellfield Road New Port Richey, Florida 34655

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001279 Division PROBATE IN RE: ESTATE OF JENNIFER LYNN OLSON Deceased.

The administration of the estate of JENNIFER LYNN OLSON, deceased, whose date of death was July 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey FL 34654 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 25, 2023. **Personal Representative:**

JAMES D. OLSON II 2441 Chelsea Dr.

New Orleans LA 70131 Attorney for Personal Representative: THOMAS O. MICHAELS, ESQ. tomlaw@tampabay.rr.com Florida Bar No. 270830 Thomas O. Michaels, P.A. 1370 Pinehurst Rd. Dunedin, FL 34698 Telephone: 727-733-8030 Aug. 25; Sept. 1, 2023 23-01445P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000528 Division Probate IN RE: ESTATE OF DOROTHY MARY REISS,

Deceased. The administration of the estate of DOROTHY MARY REISS, deceased, whose date of death was December 24. 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

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

51-2023-CP-001090-CPAXWS **Division Probate** IN RE: ESTATE OF NORMAN B. CONDON Deceased. The administration of the estate of Nor-

man B. Condon, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attornev 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is August 25, 2023. Personal Representative:

Michele Penta 280 River Rd. Winthrop, Massachusetts 02152 Attorney for Personal Representative: Eugene L. Beil, Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, Florida 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: webmaster@beilandhay.com Secondary E-Mail: elbeil@beilandhay.com Aug. 25; Sept. 1, 2023 23-01443P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1237 IN RE: ESTATE OF PATRICIA FREEHILL aka PATRICIA A. FREEEHILL. aka PATRICIA ANN FREEHILL Deceased.

The administration of the estate of PA-TRICIA FREEHILL, also known as PA-TRICIA A. FREEEHILL, also known as PATRICIA ANN FREEHILL, deceased. whose date of death was June 8, 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 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 SEC-TION 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 25, 2023. Signed on this 17th day of July 2023.

JOSEPH F. MARTINO Personal Representative

28 Milano Drive Poughkeepsie, NY 12603

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 Aug. 25; Sept. 1, 2023 23-01444P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1247 IN RE: ESTATE OF VIKKI L. NICHOLS, aka VIKKI LYNN NICHOLS, aka VICTORIA LYNN NICHOLS, Deceased.

SECOND INSERTION

The administration of the estate of VIKKI L. NICHOLS, also known as VIKKI LYNN NICHOLS, also known as VICTORIA LYNN NICHOLS, deceased, whose date of death was July 11, 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 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 SEC-TION 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 25, 2023.

Signed on this 26th day of July, 2023. **BEVERLY A. BINZ** Personal Representative 6547 Brooks Road

Harrison, OH 45030

Wavne 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 Aug. 25; Sept. 1, 2023 23-01470P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2023-CP-001112 IN RE: ESTATE OF ELIZABETH ANNE HENDERSON, Deceased.

The administration of the Estate of Elizabeth Anne Henderson, deceased, whose date of death was 6/9/2023, Number 2023-CP-001112, is Case 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.2023CP001005CPAXES

IN RE: ESTATE OF MARVIN MELVIN POLLARD, Deceased.

The administration of the estate of MARVIN MELVIN POLLARD, Deceased, whose date of death was August 4, 2022, 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER 23-001330-CP IN RE: ESTATE OF: MICHAEL JOHN WHITEHEAD,

Deceased. The administration of the Estate of MI-CHAEL JOHN WHITEHEAD, Deceased, whose date of death was May 28, 2023; is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 23-001330-CP; 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, who have claims or demands against Decedent's estate, including unmatured, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FICE 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 25, 2023. **Personal Representative:**

SUSAN LANE

6403 Harrison Street New Port Richey, Florida 34653 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen.leone@gmail.com Aug. 25; Sept. 1, 2023 23-01472P

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 25, 2023. Person Giving Notice: LYNN A. LUBEY 8119 Gold Cup Lane Bowie, Maryland 20715 Attorney for Person Giving Notice BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen.leone@gmail.com Aug. 25; Sept. 1, 2023 23-01474P

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 SEC-TION 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 25, 2023.

Signed on this 24th day of July, 2023. /s/ Kenneth Reiss KENNETH PETER REISS Personal Representative

Belleair, FL 33756 /s/Travis D. Finchum TRAVIS D. FINCHUM Attorney for Personal Representative Florida Bar No. 75442 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Email: Travis@specialneedslawyers.com Secondary Email: Liz@specialneedslawyers.com Aug. 25; Sept. 1, 2023 23-01439P 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 SER-VICE 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 25 day of August 2023

Personal Representative: Marilyn Stucker,

6801 Sparkling Way, Wesley Chapel, FL 33545 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 Aug. 25; Sept. 1, 2023 23-01462P

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 25, 2023.

/s/ Gregory Todd Pollard GREGORY TODD POLLARD, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 166TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com 23-01446P Aug. 25; Sept. 1, 2023

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate, including unmatured, contin-gent or unliquidated claims, 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 PUBLICA-TION OF THIS NOTICE IS August 25, 2023.

/s/ Carolyn Whitehead Carolyn Whitehead, Petitioner

Alan M. Gross, Esq. ALAN M. GROSS P.A. 4731 Central Ave St. Petersburg, FL 33713 Phone: (727) 327-0100 / FAX: (727) 327-1797 Florida Bar No. 510602 / SPN: 815601 agross@alangrosslaw.com Attorneys for Petitioner Aug. 25; Sept. 1, 2023 23-01447P

1720 Meredith Lane

SECOND INSERTION

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2023-CP-0940-ES IN RE: ESTATE OF MICHELLE ROXANNE WERNER a/k/a MICHELLE R. WERNER a/k/a MICHELLE WERNER Deceased.

TO: THE UNKNOWN FATHER OF MICHELLE ROXANNE WERNER a/k/a MICHELLE R. WERNER a/k/a MICHELLE WERNER YOU ARE NOTIFIED that a Peti-

tion for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Ryan A. Doddridge, Esq.

Williams & Doddridge PA 6337 Grand Boulevard New Port Richey, Florida 34652 ryan@flprobatetrustlaw.com stacey@flprobatetrustlaw.com

on or before 9/25, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter at the Pasco County Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further 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 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.

Signed on this 22 day of August, 2023.

First publication on 8/25/2023. Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: /s/Thomas Haines

As Deputy Clerk Ryan A. Doddridge, Esq. Williams & Doddridge PA 6337 Grand Boulevard New Port Richey, Florida 34652 rvan@flprobatetrustlaw.com stacey@flprobatetrustlaw.com Aug. 25; Sept. 1, 8, 15, 2023 23-01466P

SECOND INSERTION

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

2023CA003683CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF **DWELLING SERIES IV TRUST,** Plaintiff, v.

ROBERT I. HANLEY; et al, Defendants.

To the following Defendant(s): ROBERT I. HANLEY (Last Known Address: 7126 Bramble-wood Drive, Port Richey, FL 34668) UNKNOWN SPOUSE OF ROBERT I. HANLEY

(Last Known Address: 7126 Bramblewood Drive, Port Richey, FL 34668) ROBERT I. HANLEY AS TRUSTEE OF THE HANLEY FAMILY TRUST, DATED JULY 29, 1998 (Last Known Address: 7126 Bramble-wood Drive, Port Richey, FL 34668) UNKNOWN TENANT #1 (Last Known Address: 7126 Bramble-wood Drive, Port Richey, FL 34668) UNKNOWN TENANT #2 (Last Known Address: 7126 Bramble-wood Drive, Port Richey, FL 34668)

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

LOT 121, ORCHID LAKE VIL-LAGE, UNIT ONE, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 64 THROUGH 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7126 BRAMBLEWOOD DRIVE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2022CA000998CAAXES MTGLQ INVESTORS, L.P. Plaintiff(s), vs. RICHARD J. LAWRENCE; et al.

SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR CASE NUMBER: 23-DR-003798 IN THE INTERST OF JEREMIE BALOG, Petitioner, And CHRISTINE LOVELL-BALOG, Respondent. TO: CHRISTINE LOVELL-BALOG (Respondent's last known address) Unlenown YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are

after. If you fail to do so, a default may

Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 9-26-23, 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 at-torney 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERN-MENT 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 PROCEED-INGS IN DADE CITY AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL 711.

WITNESS my hand and the seal of this Court this day of AUG 22 2023. NIKKI ALVAREZ-SOWLES, ESQ. (SEAL)By /s/ Patty Hoogewind As Deputy Clerk

Ghidotti | Berger LLP, Attorney for Plaintiff 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 Aug. 25; Sept. 1, 2023 23-01465P

SECOND INSERTION

ments required to be served on the parties.

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION 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 HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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. Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-002539-1 23-01449P Aug. 25; Sept. 1, 2023

NOTICE OF ACTION FOR be entered against you for the relief de-DISSOLUTION OF MARRIAGE manded in the petition. IN THE CIRCUIT COURT OF THE

SECOND INSERTION

PASCO COUNTY

required to serve a copy of your written

defenses, if any, to it on Simone Len-

non, Esq., counsel for Petitioner, JER-EMIE BALOG, 6330 Madison St., New

Port Richey, FL 34652 on or before 09-

18-2023, and file the original with the

clerk of this Court at 7530 Little Road.

New Port Richey, Fl 34654, before ser-

vice on Petitioner or immediately there-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO .: 2023CA000279CAAXWS

THIRD INSERTION

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: August 9, 2023.

CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Beth Bray (Deputy Clerk)

Aug. 18, 25; Sept. 1, 8, 2023 23-01410P

LOT 53. ORANGE LAND SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 58, 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 before the clerk reports the surplus as un-claimed. If you fail to file a timely claim you will not be entitled to any remain-ing funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City

Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: August 21, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-01456P

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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY. FLORIDA

PROBATE DIVISION File No. 2023-CP-1347 IN RE: ESTATE OF GARY WAYNE BIBLER, Deceased.

The administration of the estate of GARY WAYNE BIBLER, deceased, whose date of death was June 25, 2023. is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338. New Port Richey, FL 34656-0338. The names and addresses of the personal 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 SEC-TION 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 25, 2023. Signed on this 21st day of August,

2023. TROY SHAWN ANDERTON Personal Representative 20 Heritage Trail Drive Middletown, OH 45044 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 Aug. 25; Sept. 1, 2023 23-01457P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND

FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2018CA003218CAAXWS LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

ANN MARIE CURRO, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 11, 2019 in Civil Case 2018CA003218CAAXWS No. the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ANN MARIE CURRO, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of September, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 13 IN THOUSAND OAKS EAST PHASE IV, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53. PAGE 94, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

NOTICE OF SALE

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR

PASCO COUNTY, FLORIDA CIVIL DIVISION

Case #: 2020CA000005CAAXES

DIVISION: J4 Nationstar Mortgage LLC d/b/a

Plaintiff, -vs.-Tanyika D. Miller; Unknown

Spouse of Tanyika D. Miller;

Unknown Parties in Possession

#1, if living, and all Unknown Parties claiming by, through,

under and against the above

Mr. Cooper

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06780FL Aug. 25; Sept. 1, 2023 23-01461P

SECOND INSERTION

SION, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 2. PAGE 37, BEING A SUBDIVI-SION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 30, TOWN-SHIP 24 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RESERVING HOWEVER 10 FEET ALONG THE EAST SIDE FOR ROAD RIGHT OF WAY. TOGETHER WITH THAT

CERTAIN MANUFACTURED HOME, YEAR: 2005, MAKE: FLEETWOOD, VIN#: GAF-L575A76630AV21 AND VIN#:

22-50202 Aug. 25; Sept. 1, 2023 SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO .: 2023CA000581CAAXWS

DLJ MORTGAGE CAPITAL, INC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL1 TRUST, Plaintiff, vs. ESTATE OF MICHAEL D. STEINHOFF, DECEASED;

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MICHAEL D. STEINHOFF, DECEASED; MATTHEW JAMES DANIEL STEINHOFF; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (In Rem) dated August 10, 2023, entered in Civil Case No .: 2023CA000279CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY AS OWNER TRUSTEE OF CSMC 2019-RPL1 TRUST, Plaintiff, and ES-TATE OF MICHAEL D. STEINHOFF,

DECEASED; MATTHEW JAMES DANIEL STEINHOFF; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JOHN DOE, are Defendants. NIKKI ALVAREZ-SOWLES, ESQ. The Clerk of the Circuit Court, will

sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 26th day of September, 2023, the following described real property as set forth in said Judgment, to wit:

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 7. 2023 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 25th day of September, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PASCO STATE OF FLORIDA, DE-SCRIBED AS FOLLOWS: Lot 42, Block 38, SEVEN OAKS PARCELS S-7B, a subdivision according to the plat thereof recorded in Plat Book 47, Page 74 in the Public Records of Pasco County, Florida.

Property address: 26612 Shoregrass Drive, Wesley Chapel, FL 33543

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

CLAIM AN INTEREST IN THE ESTATE OF JUDITH BIGGS; MICHAEL JOHN BIGGS; ADAM CRAIG BIGGS; ARTHUR N. BIGGS, III: THOMAS PAHL BIGGS, SR.; VALERIE LOUISE GLENN A/K/A VALERIE LOUISE BIGGS: JEAN-ANNE STEBENNE: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2). 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 AM on the 12 day of September, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 262, MOON

LAKE ESTATES UNIT SIX-TEEN, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 6, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 9113 MYAKKA ST, NEW PORT RICHEY, FL 34654 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK Dated this 11 day of August 2023.

By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq Florida Bar Number: 93156

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00992 Aug. 25; Sept. 1, 2023 23-01469P

named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse. Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living. and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020CA000005CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Tanyika D. Miller are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE. COM, AT 11:00 A.M. on September 26, 2023, the following described property as set forth in said Final Judgment, to-wit: THE NORTH 188 FEET OF

THE WEST 1/2 OF LOT 4, A.J. BURNSIDE SUBDIVI-

GAFL575B76630AV21.

ANY PERSON CLAIMING AN IN-TEREST 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 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 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. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-322228 FC01 CXP Aug. 25; Sept. 1, 2023 23-01437P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-1275

IN RE: ESTATE OF

PAIGE BONACOR,

aka PAIGE ANN BONACOR

Deceased.

The administration of the estate of

PAIGE BONACOR, also known as PAIGE ANN BONACOR, deceased,

whose date of death was June 10, 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 repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er 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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Signed on this 21st day of August,

SEAN G. BONACOR

Personal Representative

322 1/2 4th Street S

St. Petersburg, FL 33701

Attorney for Personal Representative

Email: rebecca@delzercoulter.com

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 2023CP001108CPAXWS

IN RE: THE ESTATE OF

OLIVE M. MONROE,

Deceased.

The administration of the Estate of

OLIVE M. MONROE, deceased, whose

date of death was November 3, 2021,

is pending in the Circuit Court in and

for Pasco County, Florida, Probate Divi-

sion, at File No. 2023CP001108CPAX-

WS, the address of which is 38053 Live

Oak Avenue, Dade City, Florida 33523.

The names and addresses of the Per-

sonal Representative and the attorneys

for the Personal Representative are set

er persons who have claims or demands

against decedent's estate, including

unmatured, 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

All creditors of the decedent and oth-

forth below.

23-01458P

DATE OF DEATH IS BARRED.

notice is: August 25, 2023.

Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A.

Telephone: (727) 848-3404

7920 U.S. Highway 19

Port Richey, FL 34668

Aug. 25; Sept. 1, 2023

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

2023.

Rebecca C. Bell

PASCO COUNTY

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000075TDAXXX

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

Year of Issuance: 06/01/2020

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

EQUITY TRUST CO CUSTODIAN

EQUITY TRUST CO CUSTODIAN

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the property described in such certificate

shall be sold to the highest http://

pasco.realtaxdeed.com, on September

Office of Nikki Alvarez-Sowles, Esq.

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000100TDAXXX

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

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01335P

FBO THOMAS ORNER IRA

NOTICE IS HEREBY GIVEN,

Certificate #: 1903040

Name(s) in which assessed:

of Pasco, State of Florida

14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

NOTICE IS HEREBY GIVEN,

of Pasco, State of Florida

July 28, 2023

on September 14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

Office of Nikki Alvarez-Sowles, Esq.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.

51-2023-CP001166CPAXWS

Division Probate

IN RE: ESTATE OF

MARY S. KIEVAL

Deceased.

The administration of the estate of

Mary S. Kieval, deceased, whose date

of death was June 19, 2023, is pending

in the Circuit Court for Pasco County.

Florida, Probate Division, the address

of which is 7530 Little Rd., New Port

Richey, FL 34654. The names and ad-

dresses of the personal representative

All creditors of the decedent and oth-

er 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

and the personal representative's attor-

ney are set forth below.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01348P

July 28, 2023

Description of Property:

follows:

FOURTH 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 DESC AS EAST 50.00 FT OF WEST 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

FOURTH INSERTION

23-01349P

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

FOURTH 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,

FOURTH 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

FOURTH 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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2023-CP-1045-WS IN RE: ESTATE OF MARGARET F. MARTIN a/k/a MARGARET FLORENCE MARTIN

Deceased. The administration of the estate of MARGARET F. MARTIN also known as MARGARET FLORENCE MARTIN, deceased, whose date of death was January 12, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. 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

FOURTH 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

FOURTH 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
- 1473Name(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

> SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1065-WS IN RE: ESTATE OF ROBERT STACEL Deceased.

The administration of the estate of Robert Stacel, deceased, whose date of death was May 10, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

Notice of Application for Tax Deed 2023XX000091TDAXXX NOTICE IS HEREBY GIVEN,

FOURTH INSERTION

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

FOURTH 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

Description of Property: 17-26-16-075A-00000-1260

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

July 28, 2023

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

23-01356P

NOTICE TO CREDITORS IN THE SIXTH JUDICAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001315 IN RE: ESTATE OF DIADRA K. KISER

Deceased. The administration of the estate of Di-

adra K. Kiser, deceased, whose date of death was June 17, 2023, is pending in the Circuit Court for Pasco County Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attornev 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

names in which it was assessed are as follows: Year of Issuance: 06/01/2020 Certificate #: 1908055 Year of Issuance: 06/01/2020 Description of Property: 10-25-16-0010-00000-0280 SUNSHINE PARK UNIT 3 PB GLENDALE HEIGHTS PB 5 PG 146 LOT 28 Name(s) in which assessed: BRETT YOUNG All of said property being in the County

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, online at http://pasco.realtaxdeed.com,

on September 14, 2023 at 10:00 am. Office of Nikki Alvarez-Sowles, Esq.

Aug. 11, 18, 25; Sept. 1, 2023

SECOND INSERTION

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 the decedent's estate, including unmatured, contingent or unliquidated claims, 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 25th day of August, 2023.

/s/ Nadia Marie Murphy NADIA MARIE MURPHY as Personal Representative 156 Beach 134th Street

Belle Harbor, NY 11694 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 1059858/313593840.v1 Aug. 25; Sept. 1, 2023 23-01473P 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 SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is August 25, 2023.

Personal Representative: DEBORAH L. JOHNSON

7825 Calabash Ln. New Port Richey, Florida 34653 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 Aug. 25; Sept. 1, 2023 23-01479P

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 25, 2023.

Personal Representative: /s/Kimberly Anne Stacel Kimberly Anne Stacel

5 North Boulevard East Rockaway, New York 11518 Attorney for Personal Representative: /s/Richard A. Venditti Richard A. Venditti, Esquire Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: Richard@tarponlaw.com Secondary E-Mail: Celeste@tarponlaw.com Aug. 25; Sept. 1, 2023 23-01467P 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 25, 2023.

/s/ Mark Christopher Kroucik Mark Christopher Kroucik Personal Representative 1400 Brightwell Drive Holiday, Florida 34690 McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN P.A. S/ Gary W. Lyons Gary W. Lyons, Esq. Attorney for Personal Representative Florida Bar No. 268186 311 S Missouri Ave. Clearwater, Florida 33756 Telephone:727 461-1111 glyons@mglegalteam.com mpenny@mglegalteam.com Aug. 25; Sept. 1, 2023 23-01463P 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 25, 2023.

Personal Representative: Martha Boldt

3234 Greenlake Decatur, Illinois 62521 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA 12300 US Hwy 19 Hudson, Florida 34667 Telephone: (727) 868-2306 Fax: (727) 863-1287 E-Mail: webmaster@beilandhay.com Secondary E-Mail: elbeil@beilandhay.com Aug. 25; Sept. 1, 2023 23-01440P

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 Wieczorkowski, 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

SEPTEMBER 1 - SEPTEMBER 7, 2023

follows:

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000094TDAXXX

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

25-24-16-0010-00000-0830

HIGHLAND ESTATES PB 6 PG

All of said property being in the County

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000086TDAXXX

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

Year of Issuance: 06/01/2020

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

ESTATE OF JAMES F WARNER

All of said property being in the County

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,

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000080TDAXXX

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01340P

on September 14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

NOTICE IS HEREBY GIVEN,

Certificate #: 1904222

Year of Issuance: 06/01/2020 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

follows:

NOTICE IS HEREBY GIVEN,

Certificate #: 1905762

619 OR 9540 PG 2599

Name(s) in which assessed: JAMES F WARNER JR

DONNA LANDGRAF

of Pasco, State of Florida

DECEASED

July 28, 2023

Description of Property:

follows:

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01344P

on September 14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

Unless such certificate shall be

Year of Issuance: 06/01/2020

NOTICE IS HEREBY GIVEN,

Certificate #: 1907199

Description of Property:

Name(s) in which assessed:

of Pasco, State of Florida

CHARLENE BEDNARSKI

55 LOT 83

July 28, 2023

FOURTH INSERTION Notice of Application for Tax Deed

-36

2023XX000106TDAXXX 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 #: 1909370 Year of Issuance: 06/01/2020

Description of Property: 31-25-16-0040-04400-0020

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 Name(s) in which assessed:

SABRI SHERA 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

23-01353P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000098TDAXXX 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 #: 1907745

Year of Issuance: 06/01/2020 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 SOODEG 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

Name(s) in which assessed: DENNIS W BREIGHNER

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 23-01346P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000102TDAXXX

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:

FOURTH INSERTION Notice of Application for Tax Deed

2023XX000095TDAXXX 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 #: 1907363 Year of Issuance: 06/01/2020 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 Name(s) in which assessed: FUTURE HOLDING

CORPORATION RICHARD ROSSI CEO

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

23-01345P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000110TDAXXX

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 #: 1910768 Year of Issuance: 06/01/2020

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 SOODG 20' 10"W 85 FT TH N89DG 40' 15"W 30 FT TH NOODG 20' 10"E 85 FT TH S89DG 40' 15"E 30 FT TO POB

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 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 23-01355P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000079TDAXXX

NOTICE IS HEREBY GIVEN. That CITRUS CAPITAL HOLDINGS 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 #: 1904216 Year of Issuance: 06/01/2020 Description of Property: 19-24-18-0000-00100-0363 COM AT NW COR OF NW1/4 OF SEC 19 TH SOODG 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 SOODG 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 SOODG 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 Name(s) in which assessed: LILLIAN E TETLEY PETER R TETLEY 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

23-01337P

FOURTH INSERTION Notice of Application for Tax Deed

2023XX000092TDAXXX 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 #: 1907118 Year of Issuance: 06/01/2020 Description of Property: 24-24-16-0010-00000-0300 HUDSON ACRES PB 6 PG 73 LOT 30 OR 9345 PG 2513 Name(s) in which assessed: TERRY A HARRISON LISA DEAL

HOWARD WOOTTEN HOWARD WOOTEN HOWARD WOOTTEN SR

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 23-01342P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000069TDAXXX 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 #: 1901898 Year of Issuance: 06/01/2020

Description of Property: 11-26-21-0010-07400-0200 TOWNOFZEPHYRHILLSAKA 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

Name(s) in which assessed: SEAN II CONSULTANTS

CORPORATION

MICHAEL A BARBER DECEASED MICHAEL A BARBER REGISTERED AGENT

All of said property being in the County

of Pasco. State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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 23-01330P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000072TDAXXX NOTICE IS HEREBY GIVEN. That CITRUS CAPITAL HOLDINGS 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 #: 1902595 Year of Issuance: 06/01/2020 Description of Property: 05-24-20-0000-00100-0022 COM AT THE NE COR OF SEC 5 TH NOODEG 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 Name(s) in which assessed: WATERMARK RANCH LLC PETER A RIVELLINI REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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 23-01332P

FOURTH INSERTION Notice of Application for Tax Deed 2023XX000112TDAXXX

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 #: 1910801 Year of Issuance: 06/01/2020 Description of Property:

17-26-16-075A-00000-1370 SUNSHINE PARK UNIT 3 PB 11 PGS 67-68 LOT 137 OR 9136 PG 48

Name(s) in which assessed: MICHAEL KOSTRELES & ET AL JOHN A KOSTRELES JR & ET AL KATHLEEN M RIZZO JOHN A KOSTRELES JR All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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

23-01357P

FOURTH INSERTION Notice of Application for Tax Deed

2023XX000064TDAXXX 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 #: 1901074 Year of Issuance: 06/01/2020 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 Name(s) in which assessed: ROBERT LEE WOODS TERRY MCKAY STEPHEN D MCKAY WILLIE MCKAY ROBERT LEE WOODS

GENEVA MCKAY 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

23-01329P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000071TDAXXX 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 #: 1902265 Year of Issuance: 06/01/2020 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 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 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 23-01331P

FOURTH INSERTION Notice of Application for Tax Deed 2023XX000108TDAXXX

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 #: 1910501 Year of Issuance: 06/01/2020

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

All of said property being in the County

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,

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000085TDAXXX

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

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

VICKY D MCKENNA DECEASED

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000099TDAXXX

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

NOTICE IS HEREBY GIVEN,

Certificate #: 1908023

follows:

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01339P

on September 14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

Year of Issuance: 06/01/2020

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Susannah Hennessy

Deputy Clerk

23-01354P

on September 14, 2023 at 10:00 am.

Aug. 11, 18, 25; Sept. 1, 2023

NOTICE IS HEREBY GIVEN,

Certificate #: 1905700

Name(s) in which assessed: JOSEPH A MCKENNA

SUSAN M PIERCE

of Pasco, State of Florida

July 28, 2023

Description of Property:

follows:

1346

Name(s) in which assessed: KENNETH M ENRIGHT KARIN M ENRIGHT

of Pasco, State of Florida

July 28, 2023

Certificate #: 1908164 Year of Issuance: 06/01/2020 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 NOODEG01'40" E 85 FT TH N89DEG59'41"E 50 FT TH SOODEG01'40"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 Name(s) in which assessed DEBRA CATHERINE WISDOM

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

23-01350P

Year of Issuance: 06/01/2020 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 1353Name(s) in which assessed: JEFFERY HIGGINS 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 23-01347P

RD TH NOODEG 04'09"E 40 FT TO NORTH R/W OF CALDWELL LN TH S89DEG 44' 28"E 615.95 FT FOR POB TH NOODEG 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 SOODEG 22" 11"E 301.68 FT TH N89DEG 47 29"W 135.02 FT TH SOODEG 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 Name(s) in which assessed: JONATHAN J BOND LEE WOODS JENNETTA WOODS 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 23-01338P