

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Thursday, October 5, 2023, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Long Lake Ranch Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285
September 22, 2023 23-01608P

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of The Preserve at Wilderness Lake Community Development District (the "District") will be held on Wednesday, October 4, 2023, at 9:30 a.m. at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice of a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

The Preserve at Wilderness Lake Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285
September 22, 2023 23-01609P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold their regular meetings for Fiscal Year 2023-2024 at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel located at 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 at 6:30 p.m. unless otherwise indicated as follows:

- Tuesday, October 3, 2023
- Tuesday, November 7, 2023
- Tuesday, December 5, 2023
- Tuesday, January 2, 2024
- Tuesday, February 6, 2024
- Tuesday, March 5, 2024
- Tuesday, April 2, 2024
- Tuesday, May 7, 2024
- Tuesday, June 4, 2024
- Tuesday, July 2, 2024
- Tuesday, August 6, 2024
- Tuesday, September 3, 2024

At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("District Office"). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 22, 2023 23-01616P

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ALEXANDER D. BARAZ, GALINA BARAZ and DALE RAY HOVEY, will, on October 4, 2023, at 10:00 a.m., at 7107 Gordon Drive, Lot #125C, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1982 WEST MOBILE HOME, VIN: GAFLIAB40070987, TITLE NO.: 0021381717, and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
September 22, 29, 2023 23-01607P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold their regular meetings for Fiscal Year 2023-2024 at The Residence Inn, 2101 Northpoint Parkway, Lutz, Florida 33558, unless otherwise indicated as follows:

- Tuesday, October 3, 2023 9 a.m.
- Tuesday, November 7, 2023 9 a.m.
- Tuesday, December 5, 2023 9 a.m.
- Tuesday, January 2, 2024 9 a.m.
- Tuesday, February 6, 2024 4 p.m.
- Tuesday, March 5, 2024 9 a.m.
- Tuesday, April 2, 2024 9 a.m.
- Tuesday, May 7, 2024 9 a.m.
- Tuesday, June 4, 2024 4 p.m.
- Tuesday, July 2, 2024 9 a.m.
- Tuesday, August 6, 2024 6 p.m.
- Tuesday, September 3, 2024 9 a.m.

At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("District Office"). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
September 22, 2023 23-01615P

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 10/6/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 FAN travel trailer bearing vehicle identification number 1TE3B6400E1002106 and all personal items located inside the mobile home. Last Tenant: Cecil Douglas Ellis Jr., Estate of Cecil Douglas Ellis Jr., and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Cecil Douglas Ellis Jr.. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541, 813-783-3477.
September 22, 29, 2023 23-01612P

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 10/07/2023 at 09:00 AM the following vehicle(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1B7KC23631J61240 2001 DODG 2GCEK19T821295794 2002 CHEVROLET JNRRAS08U36X100972 2006 INFI KMHCN46C18U176403 2008 HYUN KMHDB8AEXAU053914 2010 HYUN
September 22, 2023 23-01629P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 10/14/2023 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1HGCD725XSA027160 1995 HOND
September 22, 2023 23-01628P

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 MKCK INSURANCE SOLUTIONS located at: 23007 EAGLES WATCH DR in the county of PASCO in the city of LAND O LAKES, FL 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 18th day of September, 2023.
OWNER:
MKCK BENEFIT SOLUTIONS LLC
23007 EAGLES WATCH DR
LAND O LAKES, FL 34639
September 22, 2023 23-01613P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO. 23-CP-001087 IN RE: ESTATE OF CHARLOTTE LOUISE SPAW, Deceased.

This administration of the estate of CHARLOTTE LOUISE SPAW, deceased, whose date of death was May 9, 2023, File Number 23-CP-001087, and whose social security number ends in 5431, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: September 22, 2023.

/s/ Andrew Spaw
ANDREW SPAW
Personal Representative
32515 Goddard Drive
Wesley Chapel, FL 33543
/s/ Chelsea Scott
CHELSEA SCOTT, ESQ.
Attorney for Personal Representative
FL Bar No. 119394
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, FL 33625
813-448-1042
Service@BLTFL.com
Cscott@BLTFL.com
September 22, 29, 2023 23-01611P

FIRST INSERTION

NOTICE OF Application for Tax Deed 2023XX000136TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 1507941
Year of Issuance: 06/01/2016
Description of Property:
09-25-16-0760-00000-1290
PINELAND PARK UNREC PLAT LOT 129 DESC AS COM SE COR TR 38 TH S89DEG59'08"W 443.03 FT TH N00DEG21'13"E 222.12 FT FOR POB TH N89DEG51'58"W 50 FT TH N00DEG21'13"E 110 FT TH S89DEG51'58"E 50 FT TH S00DEG 21'13"E 110 FT TO POB; NORTH 25 FT THEREOF SUBJ TO AN ESMT FOR PUBLIC RD R/W AND/OR UTILITIES; EAST 6 FT & WEST 6 FT & SOUTH 10 FT THEREOF SUBJ TO AN ESMT FOR DRAINAGE AND/OR UTILITIES OR 9185 PG 2305
Name(s) in which assessed:
RAHIM R ALI
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 October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023 23-01595P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP001892CPAXES Division A IN RE: ESTATE OF NELLIE SHAW MAVIN, Deceased.

The administration of the estate of NELLIE SHAW MAVIN, deceased, whose date of death was November 17, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 22, 2023.

Personal Representative:
/s/ Shawn Moore
SHAWN MOORE
2316 Rodney Lane
Balch Springs, Texas 75180
Attorney for Personal Representative:
/s/ Rodolfo Suarez
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 S. Dadeland Blvd., Suite 1620
Miami, FL 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
September 22, 29, 2023 23-01606P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001449CPAXES Probate Division IN RE: ESTATE OF NANCY LEE SOLSETH NIGRO Deceased.

The administration of the estate of Nancy Lee Solseth Nigro, deceased, whose date of death was May 28, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 22, 2023.

Carley Douglas
Personal Representative
3533 Washington Road
Valrico, Florida 33594
Attorney for Personal Representative:
Myrna Serrano Setty, Attorney
Florida Bar Number: 110636
P.O. Box 145
Lutz, Florida 33548
Telephone: (813) 902-3189
Fax: (813) 501-1405
E-Mail: mss@serranosetty.com
Secondary E-Mail:
info@serranosetty.com
September 22, 29, 2023 23-01626P

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PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com

FIRST 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-001431
IN RE: ESTATE OF
DEMETRIOS KAPONIKOLAS
a/k/a DEMETRIOS
KAPONIKOLOS,
Deceased.

The administration of the Estate of DEMETRIOS KAPONIKOLOS a/k/a DEMETRIOS KAPONIKOLOS, deceased, whose date of death was 6/3/2023, Case Number 2023-CP-001431, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 22 day of September 2023

Personal Representative:
Jenny Kaponikolas,
1528 Alert St Holiday Fl 34690
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
September 22, 29, 2023 23-01627P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000138TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 1505646
Year of Issuance: 06/01/2016
Description of Property:
33-24-17-0020-01400-0040
FLORIDA NATURIST PARK
UNREC PLAT LOT 4 BLOCK
14 DESC AS NORTH 70 FT OF
SOUTH 463.17 FT OF EAST 130
FT OF WEST 155 FT OF NW1/4
OF SW1/4 SUBJECT TO EASE-
MENT OVER WEST 25 FT
THEREOF OR 1586 PG 1645
Name(s) in which assessed:
JEFFREY P BROWN
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01597P

FIRST INSERTION

Notice of Application for Tax Deed
2022XX000079TDAXXX
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 #: 1804617
Year of Issuance: 06/01/2019
Description of Property:
20-26-18-0090-01100-0060
SUNCOAST MEADOWS IN-
CREMENT TWO PB 55 PG 129
BLOCK 11 LOT 6 OR 9655 PG
3480
Name(s) in which assessed:
JUDITH A CASERTA
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01580P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000114TDAXXX
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 #: 1910991
Year of Issuance: 06/01/2020
Description of Property:
19-26-16-0050-00000-1060
BEACON SQUARE UNIT 2 PB 8
PG 50 LOT 106 OR 3584 PG 1666
Name(s) in which assessed:
JANICE J SHRIVER
JANICE SHRIVER
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01581P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000104TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 1706074
Year of Issuance: 06/01/2018
Description of Property:
16-25-17-0090-14100-0620
BLK 141 MOON LAKE NO 9 MB
4 PGS 101, 102 LOTS 62 TO 64
Name(s) in which assessed:
ELIZABETH C MILLS
WALLACE F MILLS DECEASED
All of said property being in the County
of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01599P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000115TDAXXX
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 #: 1910987
Year of Issuance: 06/01/2020
Description of Property:
19-26-16-0040-00000-0880
BEACON SQUARE UNIT 1 PB 8
PG 37 LOT 88 OR 9254 PG 1507
Name(s) in which assessed:
ALFREDO JOSE FONSECA
SANTOS
KATTIA LIMA SANTOS
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01582P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000118TDAXXX
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 #: 1911735
Year of Issuance: 06/01/2020
Description of Property:
31-26-16-0160-00000-1130
BUENA VISTA 1ST ADDITION
PB 4 PG 105 LOT 113 OR 8518
PG 2900
Name(s) in which assessed:
ROSALIA M MOLETT
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01584P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000139TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 1705914
Year of Issuance: 06/01/2018
Description of Property:
15-25-17-0100-17300-0010
BLK 173 MOON LAKE NO 10 MB
5 PGS 128 TO 131 LOTS 1 TO 4
INCL
Name(s) in which assessed:
CHARLES J OCONNOR
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01598P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000117TDAXXX
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 #: 1911629
Year of Issuance: 06/01/2020
Description of Property:
30-26-16-0190-04800-00D00
TAHITIAN GARDENS MB 8 PG
106 APT D BLDG 48 & COM-
MON ELEMENTS OR 8543 PG
3260
Name(s) in which assessed:
LUCIA SANTERAMO
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01583P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000125TDAXXX
NOTICE IS HEREBY GIVEN,
That KEYS TAX FUNDING LLC - 20,
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 #: 1911628
Year of Issuance: 06/01/2020
Description of Property:
30-26-16-0190-04500-00C0
TAHITIAN GARDENS PB 8 PG
106 UNIT C BLDG 45 &
COMMON ELEMENTS OR 9027
PG 2351
Name(s) in which assessed:
LUCIA SANTERAMO
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01589P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000137TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL 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 #: 1505949
Year of Issuance: 06/01/2016
Description of Property:
09-25-17-0020-00900-0310
BLK 9 MOON LAKE NO 2 MB 4
PG 74 LOTS 31 TO 40 INCL OR
7249 PG 138
Name(s) in which assessed:
FRANK J PRIGEL
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01596P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000135TDAXXX
NOTICE IS HEREBY GIVEN,
That BLACK CUB 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 #: 1903168
Year of Issuance: 06/01/2020
Description of Property:
33-26-20-0070-01000-0020
MEADOW POINTE PARCEL 18
UNITS 1 & 3 PB 37 PGS 95-105
LOT 2 BLK 10
Name(s) in which assessed:
MEADOW POINTE II COM-
MUNITY DEVELOPMENT DIS-
TRICT
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01594P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000131TDAXXX
NOTICE IS HEREBY GIVEN,
That KEYS TAX FUNDING LLC - 20,
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 #: 1908139
Year of Issuance: 06/01/2020
Description of Property:
10-25-16-053D-00000-5670
PALM TERRACE GARDENS
UNIT 3 LOT 567 OF THE PRO-
POSED PLAT PER OR 640 PGS
324 & 325 OR 9272 PG 3665
Name(s) in which assessed:
MIGUEL ANGEL RIVERA
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01592P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000123TDAXXX
NOTICE IS HEREBY GIVEN,
That KEYS FUNDING LLC - 6120, 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 #: 1912354
Year of Issuance: 06/01/2020
Description of Property:
36-26-15-0790-00000-1620
HOLIDAY LAKE ESTS UNIT 4
PB 9 PG 62 LOT 162
Name(s) in which assessed:
CRYSTAL SOMERS
NICOLAS ROSCONI
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01588P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000143TDAXXX
NOTICE IS HEREBY GIVEN,
That VINOD GUPTA, 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 #: 1406073
Year of Issuance: 06/01/2015
Description of Property:
10-25-17-0050-07100-0560
BLK 71 MOON LAKE NO 5 MB 4
PGS 84, 85 LOTS 56 57 58, 59 OR
133 PG 238
Name(s) in which assessed:
JOAN H TAYNTOR
JOAN HINDLEY TAYNTOR
FRANK W TAYNTOR
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01602P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000142TDAXXX
NOTICE IS HEREBY GIVEN,
That SATYABALA GUPTA, 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 #: 1406044
Year of Issuance: 06/01/2015
Description of Property:
10-25-17-0050-06100-0230
BLK 61 MOON LAKE NO 5 MB
4 PGS 84 & 85 LOTS 23 TO 28
INCL OR 5992 PG 747
Name(s) in which assessed:
BARBARA BAWKS
ELDON BAWKS DECEASED
All of said property being in the County
of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01601P

FIRST INSERTION

Notice of Application for Tax Deed
2023XX000141TDAXXX
NOTICE IS HEREBY GIVEN,
That SATYABALA GUPTA, 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 #: 1410443
Year of Issuance: 06/01/2015
Description of Property:
08-26-16-0180-00000-0050
TOWN & COUNTRY VILLAS PB
6 PG 9 LOTS 5 & 6 OR 4077 PG
246
Name(s) in which assessed:
GENEVIEVE S STREET
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 October 26, 2023 at 10:00 am.

September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01600P

FIRST INSERTION

Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on July
26, 2023, in the Circuit Court of Pasco
County, Florida, Nikki Alvarez-Sowles,
Esq., Clerk of the Circuit Court, will sell
the property situated in Pasco County,
Florida described as:

LOT 28, WASHINGTON
HEIGHTS SUBDIVISION,
FILED IN PLAT BOOK 13,
PAGE 76, PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.

and commonly known as: 14734 11TH
ST, DADE CITY, FL 33523; including
the building, appurtenances, and fix-
tures located therein, at public sale, to
the highest and best bidder, for cash,
online at www.pasco.realforeclose.com,
on DECEMBER 5, 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 Informa-
tion 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 re-
ceiving 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 transporta-
tion to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this September 13, 2023
By: */s/ Ryan Paul Sutton*
Ryan Paul Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
246300/2117500/wll
September 22, 29, 2023 23-01603P

**SAVE
TIME**



Email your Legal Notice
legal@businessobserververfi.com

Deadline Wednesday at noon
Friday Publication

**Business
Observer**

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY CIVIL DIVISION
Case No. 51-2022-CA-002517
SELECT PORTFOLIO SERVICING,
INC.
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF WILLIE C.
RODGERS A/K/A WILLIE
RODGERS, DECEASED; DEXTER
Q. ROGERS, AS KNOWN HEIR
OF WILLIE C. RODGERS A/K/A
WILLIE RODGERS, DECEASED;
DIANDRE LEE, AS KNOWN HEIR
OF WILLIE C. RODGERS A/K/A
WILLIE RODGERS, DECEASED;

CARMEN RODGERS SMITH,
AS KNOWN HEIR OF WILLIE
C. RODGERS A/K/A WILLIE
RODGERS, DECEASED; MARY
RODGERS, AS KNOWN HEIR OF
WILLIE C. RODGERS A/K/A
WILLIE RODGERS, DECEASED;
ENID RODGERS, AS KNOWN
HEIR OF WILLIE C. RODGERS
A/K/A WILLIE RODGERS,
DECEASED , UNKNOWN
SPOUSE OF DEXTER Q.
ROGERS; UNKNOWN SPOUSE
OF DIANDRE LEE; UNKNOWN
SPOUSE OF CARMEN RODGERS
SMITH; UNKNOWN SPOUSE
OF MARY RODGERS; UNKNOWN
SPOUSE OF ENID RODGERS,
AND UNKNOWN TENANTS/
OWNERS,
Defendants.</

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000130TDAXXX
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 6120, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION

Notice of Application for Tax Deed 2023XX00012TDAXXX
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 6120, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2019 CA 003060 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS' ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 25, 2023, and an Order Canceling and Resetting Foreclosure Sale dated September 6, 2023 and entered in Case No. 2019 CA 003060 of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and SHAWN E. VASEY A/K/A SHAWN VASEY; LIANNE M. VASEY; BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS' ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES,

ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 a.m., on November 8, 2023, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 153 OF BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE(S) 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans

with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED September 12, 2023. By: /s/Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-183291 / TM1 September 22, 29, 2023 23-01614P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 20-CA-000551 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR BAYVIEW FINANCIAL ASSET TRUST 2008-A, ASSET BACKED SECURITIES, Plaintiff, vs. MIGUEL A. RIVERA A/K/A MIGUEL A RIVERA, SR., et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2023 in Civil Case No. 20-CA-000551 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR BAYVIEW FINANCIAL ASSET TRUST 2008-A, ASSET BACKED SECURITIES is Plaintiff and Miguel A. Rivera a/k/a Miguel A Rivera, Sr., 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 18th day of October, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOTS 28, 29 AND 30, BLOCK 224, MOON LAKE ESTATES UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 6, PAGES 6-8, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 2004 MERIT MOBILE HOME VIN# FLHML2F71728176A AND FLHML2F71728176B. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 21-04252FL September 22, 29, 2023 23-01625P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2021-CA-002990-ES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. HTN TRUST, INC., AS TRUSTEE ONLY, UNDER THE 19-6-4 LAND TRUST, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 14, 2023, and entered in Case No. 51-2021-CA-002990-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Michael C. Clements Jr., HTN Trust, Inc., as Trustee only, under the 19-6-4 Land Trust, Florida Housing Finance Corporation, Santa Fe at Westbrooke Homeowners Association, Inc., Unknown Party #1 N/K/A Tania Saraiva, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 11, 2023 the following described property as set forth in said Final Judgment of Foreclosure: LOT 6, BLOCK 21 OF SANTA FE AT WESTBROOKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 44 THROUGH 50, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5047 CACTUS NEEDLE LN WESLEY CHAPEL FL 33544

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 19 day of September, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com P: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 21-007929 September 22, 29, 2023 23-01623P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000119TDAXXX
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 #: 1911954 Year of Issuance: 06/01/2020 Description of Property: 32-26-16-062A-00001-0010 FOREST HILLS UNIT 23 PB 10 PG 144 LOT 1001 Name(s) in which assessed: JONATHAN RANDALL PUETT JOYCE L BURKETT ESTATE OF JOYCE L BURKETT JOYCE LILLIAN BURKETT 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 October 26, 2023 at 10:00 am. September 06, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk Sept. 22, 29; Oct. 6, 13, 2023 23-01585P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000127TDAXXX
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2020, 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 #: 1907628 Year of Issuance: 06/01/2020 Description of Property: 35-24-16-0920-00000-1980 BEACON WOODS EAST SAND-PIPER VLG PB 16 PGS 67-71 LOT 198 OR 4730 PG 708 Name(s) in which assessed: JAMES L COLES JR & LAURETTA M COLES TRUST JAMES L COLES JR TRUSTEE LAURETTA M COLES TRUSTEE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 26, 2023 at 10:00 am. September 06, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk Sept. 22, 29; Oct. 6, 13, 2023 23-01590P

FIRST INSERTION

Notice of Application for Tax Deed 2023XX000133TDAXXX
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2020, 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 #: 1903853 Year of Issuance: 06/01/2020 Description of Property: 33-26-19-0140-00000-0540 OAK GROVE PHASES 4B AND 5B PB 50 PG 098 LOT 54 Name(s) in which assessed: TRUONG HO 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 October 26, 2023 at 10:00 am. September 06, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk Sept. 22, 29; Oct. 6, 13, 2023 23-01593P

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION Case #: 2023CA003509CAAXES DIVISION: Y U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2 Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard R. Krantz a/k/a Richard Roy Krantz, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Nadine LaFountain Krantz a/k/a Nadine L. Krantz f/k/a Nadine Gladys Kilmer f/k/a Nadine L. Kilmer f/k/a Nadine L. LaFountain; Joseph Arthur Krantz a/k/a Joseph A. Krantz; Brinda Ann Axtell a/k/a Brinda A. Axtell; Ronnie Roy Krantz a/k/a Ronnie R. Krantz; Unknown Spouse of Nadine LaFountain Krantz a/k/a Nadine L. Krantz f/k/a Nadine Gladys Kilmer f/k/a Nadine L. Kilmer f/k/a Nadine L. LaFountain; Unknown Spouse of Joseph Arthur Krantz a/k/a Joseph A. Krantz; Unknown Spouse of Brinda Ann Axtell a/k/a Brinda A. Axtell; Unknown Spouse of Ronnie Roy Krantz a/k/a Ronnie R. Krantz; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). Hill Drive, Zephyrhills, FL 33542-3315. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before 10/23/2023 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. WITNESS my hand and seal of this Court on the 20th day of September, 2023. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: /s/ Y. Amburgey Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 23-328480 FC01 WNI September 22, 29, 2023 23-01619P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019-CA-003173-ES GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. OLGA M. BONELLI A/K/A OLGA BONELLI, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 12, 2023, and entered in 2019-CA-003173-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and OLGA M. BONELLI A/K/A OLGA BONELLI; CESAR AGUSTO BONELLI AKA C. AGUSTO BONELLI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION; CENTURY BANK OF FLORIDA; UNKNOWN PARTY #1 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 October 10, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT 4, BLOCK L, OF WILDERNESS LAKE PRESERVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 21507 COR-MORANT COVE DRIVE, LAND O LAKES, FL 34637 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14 day of September, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-054323 - NaC September 22, 29, 2023 23-01604P

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer

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

FIRST INSERTION

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

CASE NO.:

2023CA000223CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPLI TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPLI, Plaintiff, vs. LYNNE ORTIZ; UNKNOWN SPOUSE OF LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE; 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 May 17, 2023 and an Order Canceling and Rescheduling Foreclosure Sale dated September 18, 2023, entered in Civil Case No.: 2023CA000223CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPLI TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPLI, Plaintiff, and LYNNE ORTIZ; STATE OF FLORIDA DEPARTMENT OF REVENUE, 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 5th day of December, 2023, the following described real property as set forth in said Judgment, to wit:

LOT 2, BLOCK B, WEDGEWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, 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 unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of 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: September 20, 2023

/s/ Brian L. Rosaler

By: Brian L. Rosaler

Florida Bar No.: 0174882.

Attorney for Plaintiff:

Brian L. Rosaler, Esquire

Popkin & Rosaler, P.A.

1701 West Hillsboro Boulevard

Suite 400

Deerfield Beach, FL 33442

Telephone: (954) 360-9030

Facsimile: (954) 420-5187

22-50135

September 22, 29, 2023 23-01630P

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.:

2023CA003687CAAXWS

LOANDEPOT.COM, LLC

Plaintiff(s), vs.

ROBERT H. CASTOR,

UNKNOWN SPOUSE OF

ROBERT H. CASTOR; MISTER

SPARKY FRANCHISING SPE

LLC; AMSOUTH BANK; THE

UNKNOWN TENANT IN

POSSESSION,

Defendant(s).

TO: THE UNKNOWN TENANT IN POSSESSION

LAST KNOWN ADDRESS: 6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655

CURRENT ADDRESS: 6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT 375, OAK RIDGE UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 108 THROUGH 122, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 6848 Copperfield Drive, New Port Richey, FL 34655

You are required to file a written re-

sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least 10/23/2023 thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this 20th day of September, 2023.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: /s/ Y. Amburgey

Deputy Clerk

Padgett Law Group

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDP File No. 23-004501-1

September 22, 29, 2023 23-01622P

FIRST INSERTION

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

CASE NO.

2023CA003482CAAXES

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC F/K/A

QUICKEN LOANS INC.

Plaintiff, vs.

SONCHAI BOOTHE, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2023, and entered in 2023CA003482CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and SONCHAI BOOTHE 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 October 09, 2023, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 10 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 1, MOORE'S FIRST ADDITION TO THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 38932 SOUTH AVE, ZEPHYRHILLS, FL 33542

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

utes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 14 day of September, 2023.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: fmail@raslg.com

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-106153 - NaC

September 22, 29, 2023 23-01605P

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

2023CA003831CAAXWS

WINTRUST MORTGAGE, A

DIVISION OF BARRINGTON

BANK & TRUST CO., N.A.,

Plaintiff, vs.

LINDA MARVEL, et al.,

Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF BRUCE EDWARD SCHLIMME A/K/A BRUCE E. SCHLIMME, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 1359, JASMINE LAKES UNIT 7-E, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 90 AND 91, 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 McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 10/23/2023, a date which is within thirty (30) days after the first publica-

tion of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 20th day of September, 2023.

Clerk of the Court

(SEAL) By /s/ Y. Amburgey

As Deputy Clerk

MCCALLA RAYMER

LEIBERT PIERCE, LLC

225 East Robinson Street,

Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Email:

AccountsPayable@mccalla.com

23-07234FL

September 22, 29, 2023 23-01617P

FIRST INSERTION

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

CIVIL DIVISION

CASE NO.: **2023-CA-003825-ES**

JERRY GERBETZ,

Plaintiff, vs.

DENNIS GERBETZ, FRANK

GERBETZ, PHILIP GERBETZ and

JAMES MURPHY

Defendants,

NOTICE is hereby given that a civil action commenced on July 6, 2023, and is now pending as case number 2023-CA-003825 in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is:

DENNIS GERBETZ

27292 Eastridge Drive

Lake Forest, CA 92630

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 10/23/2023 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that de-

fendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court of Pasco County, Florida on the 20th day of September, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

AS CLERK OF THE COURT

(SEAL) BY /s/ Y. Amburgey

As Deputy Clerk

/s/ Stefanny Rosales

Stefanny Rosales, Esq.

Florida Bar No.: 1031475

Law Offices of Stephen K. Hachey, P.A.

10853 Boyette Rd

Riverview FL 33569

Phone: 813-549-0096

E-service: srosales@hacheylawpa.com

September 22, 29, 2023 23-01618P

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

2023CA003931CAAXWS

TRUIST BANK, SUCCESSOR BY

MERGER TO SUNTRUST BANK,

Plaintiff, vs.

RICHARD C. NORRIS, JR., et al.,

Defendant.

To: RICHARD C. NORRIS, JR.

11540 BEAR PAW LN, PORT RICHEY, FL 34668

UNKNOWN SPOUSE OF RICHARD C. NORRIS, JR.

11540 BEAR PAW LN, PORT RICHEY, FL 34668

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 270, BEAR CREEK SUBDIVISION, UNIT TWO, AS RECORDED IN PLAT BOOK 19, PAGES 134 THROUGH 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10/23/2023 or 30 days from the first publication,

otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 20th day of September, 2023.

CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: /s/ Y. Amburgey

Deputy Clerk

MCCALLA RAYMER

LEIBERT PIERCE, LLC

225 East Robinson Street, Suite 155

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email:

AccountsPayable@mccalla.com

23-06813FL

September 22, 29, 2023 23-01620P

FIRST INSERTION

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

FIRST INSERTION

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

CASE NO. 2022-CA-1413-WS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LINDSY MITCHELL; UNKNOWN SPOUSE OF LINDSY MITCHELL; CHUKIAT THAPJEAN; UNKNOWN SPOUSE OF CHUKIAT THAPJEAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Amended Consent Summary Final Judgment of foreclosure dated September 6, 2023, and entered in Case No. 2022-CA-1413-WS of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and LINDSY MITCHELL; UNKNOWN SPOUSE OF LINDSY MITCHELL; CHUKIAT THAPJEAN; UNKNOWN SPOUSE OF CHUKIAT THAPJEAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on November 20, 2023, the following described property as set forth in said

Order or Final Judgment, to-wit: LOT 150, ALOHA GARDENS UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 2604 Society Dr, Holiday, FL 34691

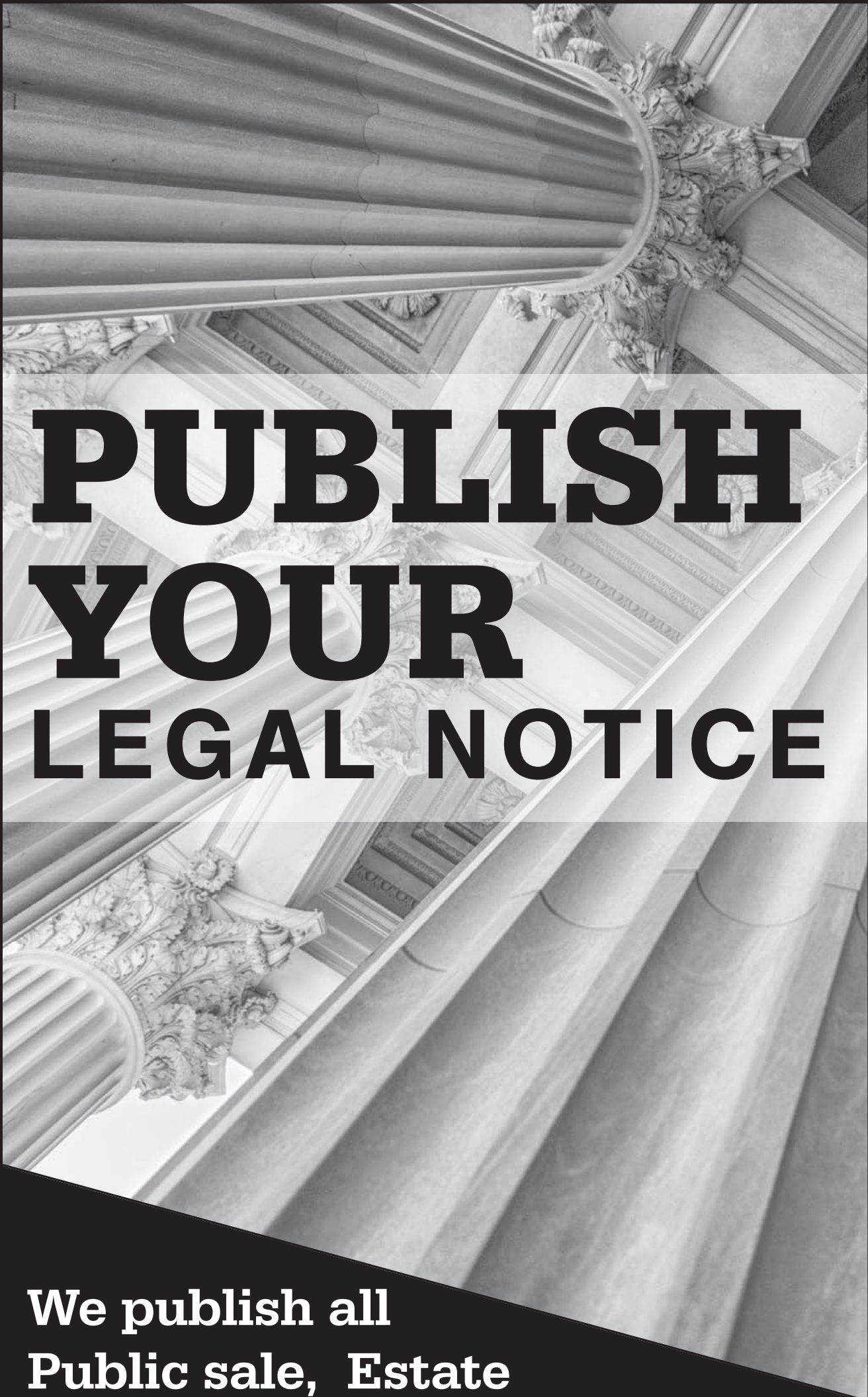
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED September 14, 2023.

By: /s/ Kathleen Achille Kathleen Achille Florida Bar No.: 166200 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-188477 / BJB September 22, 29, 2023 23-01610P



PUBLISH YOUR LEGAL NOTICE

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

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1V20906_V119

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1V20878_V122

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
FILE NUMBER
2023-CP-001473 CPAXES
IN RE: ESTATE OF
BETTY J. WOMACK
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 Betty J. Womack, deceased, file Number 23CP001473, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523; that the total cash value of the Estate is \$1500.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME AND ADDRESS

Allan M. Grimm
21330 Marsh Hawk Drive
Land O' Lakes, FL 34638
Sarah Womack
22706 Gage Loop, Unit 37
Land O' Lakes, FL 34639

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is September 15, 2023.

Personal Giving Notice

/s/ Allan Grimm
Allan M. Grimm
21330 Marsh Hawk Drive
Land O' Lakes, FL 34638
Attorney for Person Giving Notice
/s/ Donald B. Linsky
Donald B. Linsky, Esquire
Donald B. Linsky & Associates, P.A.
1509 B Sun City Center Plaza
Sun City Center, FL 33573
Florida Bar Number 265853
(813) 634-5566
September 15, 22, 2023 23-01542P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP-1227
IN RE: ESTATE OF
JAMES SKEELS, Sr.
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: JAMES SKEELS, Sr., File Number 23CP-1227.

The address of the court where this probate is pending is: Circuit Court for Pasco County, Florida, 7530 Little Rd., New Port Richey, FL, 34654.

Date of death of the decedent is: April 14th, 2023.

The date of first publication of this notice is: September 15, 2023.

The second week of publication is September 22, 2023.

Personal Representative(s):

James Skeels.
Attorney for the representative(s):
By: /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
September 15, 22, 2023 23-01540P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 23-CP-001377-ES
IN RE: ESTATE OF
BARBARA JEAN WILLIAMS
Deceased.

The administration of the estate of BARBARA JEAN WILLIAMS, deceased, whose date of death was May 17, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, Attn Probate, 38053 Live Oak Ave Ste. 205, Dade City, FL 33523, Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

/s/ Jamie Williams
Jamie Williams
15771 SR 67
Wapakoneta, Ohio 45895
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
September 15, 22, 2023 23-01535P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1412
IN RE: ESTATE OF
LOUISE B. BUSKEY,
Deceased.

The administration of the estate of LOUISE B. BUSKEY, deceased, whose date of death was October 25, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 15, 2023.

Signed on this 17th day of August, 2023.

GREGORY GATT

Personal Representative
2488 Bachman Path
The Villages, FL 32162
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
September 15, 22, 2023 23-01539P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001329
IN RE: ESTATE OF
VIRGINIA MAY ANDERSON
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 Virginia May Anderson, 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 March 31, 2023; that the total value of the estate is \$584.39 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

William C. Ashmore
3324 Monticello Street
Holiday, FL 34690
John Scott Anderson
511 Covington Terrace
Moorestown, NJ 08057

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 September 15, 2023.

Personal Giving Notice:

John Scott Anderson
511 Covington Terrace
Moorestown, New Jersey 08057
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 15, 22, 2023 23-01556P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-01231
IN RE: ESTATE OF
DOROTHY MARIA APPLEBY,
Deceased.

The administration of the estate of DOROTHY MARIA APPLEBY, deceased, whose date of death was June 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida, 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

/s/ Daniel Appleby
Daniel Appleby, Petitioner
Cell: 917-335-6084
E-Mail: treble-d@hotmail.com
Attorney for Personal Representative:
Matthew J. Jowanna, P.A.
/s/ Christine Behrman De Colindres
Christine Behrman De Colindres, Esq.
Florida Bar License #102465
2521 Windguard Circle,
Suite 101 & 102
Wesley Chapel, Florida 33544
Telephone Number: 813-929-7300
Fax: 813-929-7325
E-Mail: service@jowanna.com
September 15, 22, 2023 23-01543P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001239CPAXWS
IN RE: ESTATE OF
JANIS R. CARROLL,
Deceased.

The administration of the estate of Janis R. Carroll, deceased, whose date of death was July 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 15, 2023.

Signed on this 8th day of September, 2023.

/s/ Stephanie Carroll Carson

Stephanie Carroll Carson
Personal Representative
16 Mildred Avenue
Asheville, NC 28806

/s/ Michael J. Faehner
Michael J. Faehner
Attorney for Personal Representative
Florida Bar No. 23043

Faehner, PLLC
301 Woodlands Pkwy., Suite #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
September 15, 22, 2023 23-01560P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1384
IN RE: ESTATE OF
MARK R. MCCALLUM AKA
MARK ROBERT MCCALLUM
Deceased.

The administration of the estate of MARK R. MCCALLUM AKA MARK ROBERT MCCALLUM, deceased, whose date of death was July 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

ANDREW STINTON
2409 Huntwood Court
Frederick, Maryland 21702
Attorney for Personal Representative:
/S/ CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
September 15, 22, 2023 23-01555P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1288-WS
IN RE: ESTATE OF
CLYDE M. SPARKS
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 CLYDE M. SPARKS, deceased, File Number 51-2023-CP-1288-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was June 6, 2023; that the total value of the estate is \$11,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

CATHY M. SPARKS
9739 Fred St.
Hudson, FL 34669

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 September 15, 2023.

Personal Giving Notice:

CATHY M. SPARKS
9739 Fred St.
Hudson, Florida 34669
Attorney for Persons Giving Notice
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
September 15, 22, 2023 23-01553P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-745
IN RE: ESTATE OF
DIANE GIARDINA,
Deceased.

The administration of the estate of DIANE GIARDINA, deceased, whose date of death was September 14, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 15, 2023.

PAM GIARDINA

Personal Representative
2309 Peach Tree Drive
Little Rock, AR 72211
BRENDA KETCHUM
Personal Representative
25 Timber Ridge
Spencerport, NY 14559
Robert D. Hines, Esquire
Attorney for Personal Representatives
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 15, 22, 2023 23-01576P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001345
IN RE: ESTATE OF
CECIL F. WIGMORE
Deceased.

The administration of the estate of Cecil F. Wigmore, deceased, whose date of death was September 10, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

Harriet Wigmore
11214 Callisia Drive
Odessa, Florida 33556
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
September 15, 22, 2023 23-01550P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001105
Division: Probate
IN RE: ESTATE OF
WILLIAM WALDO BROWN
(A/K/A WILLIAM W. BROWN
A/K/A WILLIAM BROWN)
Deceased.

The administration of the estate of William Waldo Brown (a/k/a William W. Brown a/k/a William Brown), deceased, whose date of death was March 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

/s/ Charlene Brown
Charlene Brown
7505 Tirzah Church Road
Waxhaw, North Carolina 28173
Attorney for Personal Representative:
/s/ Tanya Bell Tanya Bell, Esq.
Florida Bar Number: 52924
Sarah E. Voss, Esq.
Florida Bar Number: 1025128
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
SVoss@BellLawFirmFlorida.com
September 15, 22, 2023 23-01554P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 23-CP-001205
IN RE: ESTATE OF JEFFERY BLAINE COOK, Deceased.

The administration of the estate of Jeffery Blaine Cook, 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 West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

Debra Faucher

4212 Gray Squirrel Ln.
 New Port Richey, FL 34653

Attorneys for Personal Representative:

Steven L. Hearn, Esquire
 Florida Bar No. 350801

Frederick L. Hearn, Esquire
 Florida Bar No. 105987

STEVEN L. HEARN, P.A.

600 S. Magnolia Ave., Ste. 200
 Tampa, FL 33606

Telephone: (813) 222-0003

slh@atedisputes.com

flh@atedisputes.com

melr@atedisputes.com

September 15, 22, 2023 23-01572P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP001264CPAXES
IN RE: ESTATE OF CHRISTOPHER DONALD CLABEAUX, Deceased.

The administration of the estate of CHRISTOPHER DONALD CLABEAUX, deceased, whose date of death was May 27, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 15, 2023.

DONALD FRANCIS CLABEAUX

Personal Representative

24225 Satinwood Court
 Lutz, FL 33559

ROBERT D. HINES

Florida Bar No. 0413550

MORGAN A. ROBINSON

Florida Bar No. 1038923

Attorneys for Personal Representative

Hines Norman Hines, PL

315 South Hyde Park Avenue
 Tampa, FL 33606

Telephone: 813-251-8659

Email: rhines@hnh-law.com

Secondary Email: mrobinson@hnh-law.com

September 15, 22, 2023 23-01573P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-001124
Division Probate
IN RE: ESTATE OF BARBARA A. PETITJEAN Deceased.

The administration of the estate of BARBARA A. PETITJEAN, 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 PO BOX 338, New Port Richey Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 15, 2023.

/s/ Jean-Pierre Petitjean

JEAN-PIERRE PETITJEAN

Personal Representative

21137 Catnip Court

Leonardtown, MD, 20650

/s/ David C. Lanigan

David C. Lanigan

Attorney for Personal Representative

Email: dave@LaniganLaw.com

Secondary Email:

Assistant@LaniganLaw.com

Florida Bar No. 326159

David Lanigan P.A.

15310 Amberly Drive Suite 250

Tampa FL 33647

Telephone: (813) 983-0655

September 15, 22, 2023 23-01561P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-986-WS
IN RE: ESTATE OF LILLIAN G. PARISEAUT Deceased.

The administration of the estate of Lillian G. Pariseaut, deceased, whose date of death was February 26, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

/s/Bonnie P. Hanje

Bonnie P. Hanje

3548 Cincinnati Dr.

Holiday, Florida 34691

Attorney for Personal Representative:

/s/Richard A. Venditti

Richard A. Venditti, Esquire

Florida Bar Number: 280550

500 East Tarpon Avenue

Tarpon Springs, Florida 34689

Telephone: (727) 937-3111

Fax: (727) 938-9575

E-Mail: Richard@tarponlaw.com

Secondary E-Mail:

Celeste@tarponlaw.com

September 15, 22, 2023 23-01579P

SECOND INSERTION

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

CASE NO.: 51-2023-CA-003968-ES

CARRINGTON MORTGAGE SERVICES LLC,

Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JORGE MELO AKA JORGE I. MELO, DECEASED, et al,

Defendant(s).

To:

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JORGE MELO AKA JORGE I. MELO, DECEASED

Last Known Address: Unknown

Current Address: Unknown

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

LOT 100, GRAND OAKS PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 137 THROUGH 150, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 4803 BALSAM DRIVE LAND O LAKES FL 34639

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Alber-

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. On or before 10/12/2023

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

**See the Americans with Disabilities Act

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

WITNESS my hand and the seal of this court on this 12th day of September, 2023.

Clerk of the Circuit Court (SEAL) By: /s/ Y. Amburgey Deputy Clerk

Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 tna-23-006707
 September 15, 22, 2023 23-01570P

SECOND INSERTION

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

CASE NO.: 2023CA003570-WS

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS.

BRIAN HALL A/K/A BRIAN PAUL HALL, ET AL.,

DEFENDANT(S).

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Brian Hall A/K/A Brian Paul Hall

Last Known Address: 2252 Society Dr, Holiday, FL 34691

Current Residence: UNKNOWN

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

Lot 1087, Aloha Gardens Unit Nine, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 34 through 36, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 10/12/2023, a date at least thirty (30) days after the first publication of this Notice in the The Business Observer,

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 12th day of September 2023.

NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of the Circuit Court

By: /s/Y. Amburgey

As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff,

210 N. University Drive, Suite 900

Coral Springs, FL 33071

September 15, 22, 2023 23-01567P

SECOND INSERTION

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

CASE NO.:

51-2023-CA-003756-CAAX-WS

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.

DESIREE LOWRY, et al.,

Defendants.

TO: DESIREE LOWRY

Current Residence: 7731 FOXBLOOM DR, PORT RICHEY, FL 34668

UNKNOWN SPOUSE OF DESIREE LOWRY

Current Residence: 7731 FOXBLOOM DR, PORT RICHEY, FL 34668

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

LOT 853, PALM TERRACE GARDENS UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before October 16th, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's at-

torney 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 8th day of September, 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
 23-01863
 September 15, 22, 2023 23-01545P

SECOND INSERTION

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

2021CA000913CAAXWS

MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOCIATION,

Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2023, and entered in 2021CA000913CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED; JOHN E MUSCHONG; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LYNN MUSCHONG, DECEASED; CLAIRE INZANO; JOHN MORTENSEN; PAUL MORTENSEN; PATRICIA HAINES; KAI MORTENSEN 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.realeforeclose.com, at 11:00 AM, on October 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 2092, REGENCY PARK, UNIT FIFTEEN ACCORDING

TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 85 AND 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9135 COL-LAGE LN, PORT RICHEY, FL 34668

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 6 day of September, 2023.

By: /s/Danielle Salem

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-1419
IN RE: ESTATE OF
IBRAHIM ISA AWAD,
Deceased.

The administration of the estate of IBRAHIM ISA AWAD, deceased, whose date of death was August 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal

representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 15, 2023.

ISSA AWAD

Personal Representative
27439 Breakers Drive
Wesley Chapel, FL 33544

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 15, 22, 2023 23-01577P

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 2023CA000058CAAXES
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 26, 2023 and an Order Resetting Sale dated September 08, 2023 and entered in Case No. 2023CA-000058CAAXES of the Circuit Court in and for Pasco County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and MICHELE A. CALMBACHER A/K/A MICHELE A. SCAGLIONE; RONALD A. SCAGLIONE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bid-

der for cash www.pasco.realforeclose.com, 11:00 a.m., on October 17, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, LAKE SHARON ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 5, PAGE 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to

participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

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

DATED September 12, 2023.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-184362 / TM1
September 15, 22, 2023 23-01571P

SECOND INSERTION

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

CASE NO. 2021CA001868CAAXWS
BANK OF AMERICA, N.A.,
Plaintiff, vs.
JAMES BRUECKNER, AS NOMINATED PERSONAL REPRESENTATIVE IN THE ESTATE OF JOANNE SMITH, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 03, 2023, and entered in 2021CA001868CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and JAMES BRUECKNER, AS NOMINATED PERSONAL REPRESENTATIVE IN THE ESTATE OF JOANNE SMITH, DECEASED; IBIS HOMEOWNERS ASSOCIATION, INC.; JAMES BRUECKNER; BRET-TINA ADAMS; CHERYL WHITTEN; KIMBERLY TROMLEY 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 October 03, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, IBIS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 113 AND 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3040 SHEPPARDS CROOK CT., HOLIDAY, FL 34691

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 12 day of September, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-015554 - ArC
September 15, 22, 2023 23-01564P

SECOND INSERTION

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

CASE NO.: 51-2023-CA-003168 WS
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST NEIL LITVIN, DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST NEIL LITVIN, DECEASED
Last Known Address: Unknown
Current Address: Unknown
ILISA CAVALIERE
Last Known Address: 8123 156th Avenue, Apt. 3
Howard Beach, FL 11414
Current Address: 8123 156th Avenue, Apt. 3
Howard Beach, FL 11414

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

LOT 33, HIDDEN LAKE ESTATE UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 80, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 10312 BEECHCRAFT STREET NEW PORT RICHEY FL 34654

has been filed against you and you are required to file written defenses with

the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

**See the Americans with Disabilities Act

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

WITNESS my hand and the seal of this court on this 11 day of September, 2023.

Clerk of the Circuit Court
(SEAL) By: /s/ Brooklyn Horner
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 23-002354
September 15, 22, 2023 23-01558P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA003443-WS
CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
JOHN M. COWAN et al.,
Defendant(s).

TO: John M. Cowan
Last Known Residence: 8136 Cameron Cay Ct, New Port Richey, FL 34653
TO: Homeowners Association of Ridgewood Unit Two, Inc.
Last Known Residence: c/o E.F. Swartzel, as Registered Agent 2907 S/R 595 New Port Richey, FL 33531

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 51, RIDGEWOOD UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 136 & 137, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 10/12/2023, and file the original with the clerk of this court either before

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

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

Dated on September 12, 2023.
As Clerk of the Court
(SEAL) By: /s/ Y. Amburgey
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1454-686B
Ref# 5244
September 15, 22, 2023 23-01569P

SECOND INSERTION

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

CASE NO.:
2022CA001807CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
DANIEL THOMPSON, ET AL.,
DEFENDANT(S).

TO: Unknown Spouse of Daniel Thompson
Last Known Address: 17113 Harmony Dr, Hudson, FL 34667
Current Residence: UNKNOWN
TO: Daniel Thompson
Last Known Address: 17113 Harmony Dr, Hudson, FL 34667
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, HOLIDAY ESTATES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 128, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 10/12/2023, a date at least thirty (30) days after the first publication of this Notice in The

Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 12th day of September, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Circuit Court
By: /s/ Y. Amburgey
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900
Coral Springs, FL 33071
September 15, 22, 2023 23-01568P

SECOND INSERTION

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

CASE NO.: 2023-CA-000082
WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1,
Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN J. DEYO, et al.,
Defendants.

TO: GREGORY JOHN DEYO A/K/A GREG DEYO
Last Known Address: 9706 Gray Fox Lane, Port Richey, FL 34668.
TO: UNKNOWN SPOUSE OF STEVEN ROBERT DEYO
UNKNOWN TENANT#1
UNKNOWN TENANT#2
Last Known Address: 10534 Hardwood Court, Port Richey, FL 34668.

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

LOT 51, UNIT SIX - SAN CLEMENTE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 135 THROUGH 137 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

including the buildings, appurtenances, and fixtures located thereon.
Property Address: 10534 Hardwood Court, Port Richey, FL 34668.

filed against you and you are required to serve a copy of your written defenses, if any, to it on Harris S. Howard, Esq., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before October 16th, 2023 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Pasco, Florida, on this 11 day of September, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO CLERK OF COURT
(SEAL) BY: /s/ Brooklyn Horner
Deputy Clerk
HARRIS S. HOWARD, ESQ.,
HOWARD LAW GROUP,
Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
September 15, 22, 2023 23-01559P

SECOND INSERTION

NOTICE OF ACTION FOR SUPPLEMENTAL PETITION FOR MODIFICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY

CASE NUMBER: 20-DR-003015
IN THE INTEREST OF
JORDAN HARWOOD n/k/a
JORDAN JOHNSTON-AVANZATO,
Petitioner, And
DAKOTA HARWOOD,
Respondent.
TO: DAKOTA HARWOOD

(Respondent's last known address)
Unknown

YOU ARE NOTIFIED that an action for SUPPLEMENTAL PETITION FOR MODIFICATION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon, Esq., counsel for Petitioner, JORDAN HARWOOD n/k/a JORDAN JOHNSTON-AVANZATO, 6330 Madison St., New Port Richey, FL 34652 on or before 10-16-2023, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on

Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in

this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated: September 6, 2023.

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

Sept. 15, 22, 29; Oct. 6, 2023
23-01562P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
512023CP001261CPAXWS
Division I/J

IN RE: ESTATE OF
CATHERINE BASSILL AKA
CATHERINE PYE AKA
KATHLEEN PYE AKA
KATHLEEN BASSILL Deceased.

The administration of the estate of CATHERINE BASSILL aka CATHERINE PYE aka KATHLEEN PYE aka KATHLEEN BASSILL, deceased, whose date of death was May 25, 2023, is pending in the Circuit Court for Pas-

co County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative:

MARY C. HEDRICK
9036 Robert Avenue
Port Richey, Florida 34668

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
September 15, 22, 2023 23-01536P